



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by VICE CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:20 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, GLENN TROWBRIDGE, LEO DAVENPORT, DAVID STEINMAN and SAM DUNNAM

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., FLINN FAGG – PLANNING & DEVELOPMENT DEPT., KYLE WALTON– PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, RICK SCHROEDER – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, LEAN COLEMAN – CITY CLERK'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE

VICE CHAIRMAN TRUESDELL welcomed the newly appointed Commissioner, SAM DUNNAM, to the Board. COMMISSIONER DUNNAM introduced his mother, CURLEY DUNNAM and two of his employees, PAULA WOOLMAN and SAMANTHA PORTER.

FLINN FAGG, Planning and Development Department, stated that the applicants for the following items requested the items be held in abeyance, tabled or withdrawn without prejudice. Letters are on file for each of the requests.

Item 12 [ZON-7086]	Abeyance to 8/25/2005 Planning Commission Meeting
Item 13 [VAR-7088]	Abeyance to 8/25/2005 Planning Commission Meeting
Item 14 [SUP-7648]	Abeyance to 8/25/2005 Planning Commission Meeting

Item 15 [SDR-7085]	Abeyance to 8/25/2005 Planning Commission Meeting
Item 16 [VAR-6953]	Abeyance to 8/25/2005 Planning Commission Meeting
Item 17 [VAR-6955]	WITHDRAW WITHOUT PREJUDICE
Item 18 [SDR-6950]	Abeyance to 8/25/2005 Planning Commission Meeting
Item 20 [SDR-6703]	Abeyance to 10/06/2005 Planning Commission Meeting
Item 21 [GPA-6273]	Abeyance to 8/25/2005 Planning Commission Meeting
Item 22 [ZON-6510]	Abeyance to 8/25/2005 Planning Commission Meeting
Item 23 [VAR-6506]	Abeyance to 8/25/2005 Planning Commission Meeting
Item 24 [VAR-7665]	Abeyance to 8/25/2005 Planning Commission Meeting
Item 25 [SUP-6504]	Abeyance to 8/25/2005 Planning Commission Meeting
Item 26 [SUP-8067]	Abeyance to 8/25/2005 Planning Commission Meeting
Item 27 [SDR-6507]	Abeyance to 8/25/2005 Planning Commission Meeting
Item 28 [VAC-7679]	Abeyance to 8/25/2005 Planning Commission Meeting
Item 36 [VAR-7539]	WITHDRAWN WITHOUT PRJUDICE
Item 42 [ZON-7355]	Tabled
Item 43 [VAR-8228]	Tabled
Item 44 [SDR-8227]	Tabled
Item 64 [SDR-7645]	Abeyance to 9/08/2005 Planning Commission Meeting
Item 66 [SDR-7650]	Abeyance to 8/25/2005 Planning Commission Meeting
Item 68 [SDR-7670]	Abeyance to 9/08/2005 Planning Commission Meeting

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

(6:06 – 6:09)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

SUBJECT:

Approval of the minutes of the June 23, 2005 and July 14, 2005 Planning Commission Meeting

MOTION:

GOYNES - APPROVED – UNANIMOUS with DUNNAM abstaining because he did not attend the aforementioned meetings

MINUTES:

There was no discussion.

(6:04)

1-38



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

VICE CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

VICE CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

VICE CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

ABEYANCE - TMP-6845 - TENTATIVE MAP – CLIFFS EDGE PODS 115, 116 & 117 - APPLICANT/OWNER: U.S. HOME CORPORATION - Request for a Tentative Map FOR A 612-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 94.0 acres adjacent to the west side Hualapai Way, between Severance Lane and Elkhorn Road (APNs 126-13-410-002 and 003; 126-13-810-001; 126-24-510-002; 126-13-101-003; 126-13-110-001 and 002; 126-13-210-002; 126-13-410-001; 126-24-310-003 and 004; and portions of 126-13-110-004 and 126-13-610-001), PD (Planned Development) Zone [ML (Medium-Low Density Residential), RSL (Residential Small Lot), and L (Low Density Residential) Cliffs Edge Special Land Use Designations], Ward 6 (Ross).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

This is Final Action

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

(6:10 – 6:11)

1-233

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 1 – TMP-6845

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning applications (ZON-2184, ZON-1520 and ZON-3241), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement, as well as the conformance to the 07/06/05 date stamped plans.
3. A lot fit analysis shall be submitted prior to the recordation of the Final Map.
4. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting pedestrian access to the Multi-Use Transportation Trail along Hualapai Way and the pedestrian park located on Elkhorn Paseo via any coinciding drainage and or utility easements, cul-de-sacs or common lots shall be approved by the Planning and Development Department and Public Works Department staff.
5. Street names must be provided in accordance with the City's Street Naming Regulations.
6. As an attachment to the civil bond, any part of which shall not be released until this has been satisfied, and prior to the sale of any lots or units, the developer is required to adopt a plan for the maintenance of infrastructure improvements, which shall be reviewed and approved by the Field Operations Division of the Public Works Department. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to either common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 1 – TMP-6845

CONDITIONS – Continued:

members thereof, the associated costs shall be assessed to the common interest community and/or members thereof. The adoption process must include recordation of the plan against all parcels concurrent with the recordation of the Covenants, Conditions and Restrictions for the subdivision.

7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Fire Department

8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

9. A Petition of Vacation to vacate all rights-of-way in conflict with this site plan, such as VAC-6698, shall record prior to the recordation of a Final Map for this site.
10. The Final Map for this site shall be labeled as a Merger and Resubdivision.
11. The Special Improvement District Section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to recordation of a Final Map or the issuance of any building permits for this site, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments on record on this site.
12. If not already constructed by the Master Developer, construct half street improvements on Shaumber Road, Severance Lane, Elkhorn Road, Egan Crest Way and Hualapai Way, including appropriate overpaving, adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
13. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Shaumber Road, Severance Lane, Hualapai Way, Egan Crest Way and Elkhorn Road adjacent to this site concurrent with development of this site.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 1 – TMP-6845

CONDITIONS – Continued:

14. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.
15. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a. The throat depth at all access driveways shall be a minimum of 150-feet, unless otherwise allowed by the City Traffic Engineer.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
18. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
19. Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association. It is noted that the 33-foot street section shown on Sheet 1 of this map is not applicable.
20. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
21. Show and dimension the common lots and adjacent right-of-way on the Final Map(s) for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).
22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits,

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 1 – TMP-6845

CONDITIONS – Continued:

submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

23. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004, Waiver WVR-6704 and all other applicable site-related actions.
24. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

ABEYANCE - TMP-7332 - TENTATIVE MAP – OXFORD COMMONS - APPLICANT: CARTER & BURGESS - OWNER: - KB HOME NEVADA, INC. - Request for a Tentative Map FOR A 323-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Way (APN 126-13-510-001), PD (Planned Development) Zone [M (Medium Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

This is Final Action

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

(6:10 – 6:11)

1-233

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 2 – TMP-7332

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-6728) and the Cliff's Edge Master Development Plan Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. As an attachment to the civil bond, any part of which shall not be released until this has been satisfied, and prior to the sale of any lots or units, the developer is required to adopt a plan for the maintenance of infrastructure improvements, which shall be reviewed and approved by the Field Operations Division of the Public Works Department. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to either common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels concurrent with the recordation of the Covenants, Conditions and Restrictions for the subdivision.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. As required by the Cliff's Edge Design Guidelines Section 3.1.2, curbs on at least one side of the proposed 35-foot wide private streets(back of rolled curb to back of rolled curb) shall be constructed of red concrete and "Fire Lane No Parking" signs shall be provided in accordance with the adopted Fire Code (Ordinance #5667) of Section 18.2.2.5.7 to prevent parking on one side of the street. The curb coloring and signage shall be privately maintained in perpetuity by the Homeowner's Association. Parking shall not be permitted on the 24-foot wide private drives.
8. Provide public sewer easements for all public sewers not located within existing public

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 2 – TMP-7332

CONDITIONS – Continued:

street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

9. Site development to comply with all applicable conditions of approval for previous zoning actions, Site Development Plan Review SDR-6728, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TMP-7375 - TENTATIVE MAP - KINGS CROSSINGS - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: KINGS CROSSING APARTMENTS, L.L.C. -
Request for a Tentative Map FOR A 440 UNIT CONDOMINIUM DEVELOPMENT on 18.07 acres located at 2150 North Tenaya Way (APN 138-22-601-001, 002 and 003), R-3 (Medium Residential) Zone, Ward 4 (Brown).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

This is Final Action

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

(6:10 – 6:11)

1-233

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 3 – TMP-7375

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-5883).
3. Street names must be provided in accordance with the City's Street Naming Regulations.

Fire Department

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Final Conditions

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Site development to comply with all applicable conditions of approval for SDR-5883 and all other subsequent site-related actions.
7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TMP-7667 - TENTATIVE MAP - LONE MOUNTAIN VILLAS - APPLICANT: LONE MOUNTAIN VILLAS, LLC - OWNER: OMEGA DEVELOPMENT - Request for a Tentative Map FOR A 136 UNIT CONDOMINIUM DEVELOPMENT on 9.32 acres adjacent to the southeast corner of Hualapai Way and Alexander Road (APNs 138-07-103-006 and 138-07-201-001, 002), U (Undeveloped) Zone [Pros (Parks/Recreation/Open Space) General Plan Designation] Under Resolution Of Intent To PD (Planned Development) Zone and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation Under Resolution Of Intent To PD (Planned Development) Zone, Ward 4 (Brown).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

This is Final Action

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

(6:10 – 6:11)

1-233

CONDITIONS:

Planning and Development

1. A General Plan Amendment from PROS (Parks/Recreation and Open Space) to PCD

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 4 – TMP-7667

CONDITIONS – Continued:

(Planned Community Development) shall be done prior to final recordation.

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-5579) and the Lone Mountain Master Plan.
3. A multi-use transportation trail that complies with the design specifications of the “Master Plan Transportation Trails Elements” shall be constructed along the east side of Hualapai Way. The northern most parcel is the portion of the site affected by the trail requirement. Provision shall be made for a crossing of the path to the north side of Alexander Road. Street trees spaced 30 feet on center shall be provided within the minimum five-foot amenity zone along the back side of the trail path.
4. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
5. Street names must be provided in accordance with the City’s Street Naming Regulations.

Fire Department

6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Bonding Conditions

7. As an attachment to the civil bond, any part of which shall not be released until this has been satisfied, and prior to the sale of any lots or units, the developer is required to adopt a plan for the maintenance of infrastructure improvements, which shall be reviewed and approved by the Field Operations Division of the Public Works Department. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to either common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels concurrent with the recordation of the

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 4 – TMP-7667

CONDITIONS – Continued:

Covenants, Conditions and Restrictions for the subdivision. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

Final Conditions

8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. Dedicate an area acceptable to the Flood Control Section of the Department of Public Works for the existing flood control channel shown on the submitted site plan as “Drainage Right-of-Way” with the Final Map for this site.
10. Site development to comply with all applicable conditions of approval for SDR-5579 and all other subsequent site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

ANX-7604 - ANNEXATION - APPLICANT/OWNER: HELEN L THOMAS TRUST -
Petition to Annex property generally located on the east side of Rio Vista Street, approximately 250 feet north of Azure Drive (6250 Rio Vista Street), containing approximately 4.48 acres (APN 125-27-502-003), Ward 6 (Ross).

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED – UNANIMOUS

To be forwarded to the City Council in Ordinance form

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

(6:10 – 6:11)
1-233

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-7484 - VACATION - PUBLIC HEARING - APPLICANT: ASTORIA HOMES - OWNER: ASTORIA NORTHWEST 40, LLC - Petition to Vacate portions of Embroidery Avenue, Interlace Street, and Careful Canvas Avenue and Public Sewer and Drainage Easements generally located north of Careful Canvas Avenue, east of Woven Memories Street, Ward 6 (Ross).

SET DATE: 08/17/05 C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 9/07/2005

MINUTES:

VICE CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [VAC-7484], Item 7 [VAC-7614], Item 8 [VAC-7651] and Item 9 [VAC-7657].

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 6 – VAC-7484

MINUTES – Continued:

FLINN FAGG, Planning & Development Department, read an amendment to Condition 1 of Item 8 [VAC-7651] into the record.

COMMISSIONER DAVENPORT questioned Public Works staff about a note in the backup regarding Item 63. He was unable to find the application number that was listed with the item. Before the One Motion One Vote items were acted upon, the Commissioner wanted to clarify the application being referenced was not on the One Motion One Vote agenda. DAVID GUERRA, Public Works Department, clarified that the application number was incorrect. The notation did pertain to Item 63 and the proper application number should have been listed as [SDR-7628].

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [VAC-7484], Item 7 [VAC-7614], Item 8 [VAC-7651] and Item 9 [VAC-7657].

(6:11 – 6:16)

1-262

CONDITIONS:

1. This Petition of Vacation must record concurrently with the Merger and Re-subdivision Map for this site.
2. A sanitary sewer relocation/abandonment plan must be submitted and approved by the Department of Public Works prior to the recordation of the Order of Vacation. Alternate public sewer easements shall be recorded prior to or concurrent with the recordation of the Order of Vacation.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for SDR-6501 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 6 – VAC-7484

CONDITIONS – Continued:

6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-7614 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BOX CANYON PROFESSIONAL PARK PHASE II, LLC - Petition to Vacate the north five feet of a Public Drainage and Sewer Easement west of Box Canyon Drive, Ward 4 (Brown).

SET DATE: 08/17/05 C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 9/07/2005

MINUTES:

VICE CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [VAC-7484], Item 7 [VAC-7614], Item 8 [VAC-7651] and Item 9 [VAC-7657].

FLINN FAGG, Planning & Development Department, read an amendment to Condition 1 of Item 8 [VAC-7651] into the record.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 7 – VAC-7614

MINUTES – Continued:

COMMISSIONER DAVENPORT questioned Public Works staff about a note in the backup regarding Item 63. He was unable to find the application number that was listed with the item. Before the One Motion One Vote items were acted upon, the Commissioner wanted to clarify the application being referenced was not on the One Motion One Vote agenda. DAVID GUERRA, Public Works Department, clarified that the application number was incorrect. The notation did pertain to Item 63 and the proper application number should have been listed as [SDR-7628].

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [VAC-7484], Item 7 [VAC-7614], Item 8 [VAC-7651] and Item 9 [VAC-7657].

(6:11 – 6:16)

1-262

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-6211 may be used to satisfy this requirement provided that it addresses the area to be vacated.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 7 – VAC-7614

CONDITIONS – Continued:

5. All development shall be in conformance with code requirements and design standards of all City Departments.
6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public street light and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-7651 - VACATION – PUBLIC HEARING - APPLICANT/OWNER: FARM AND ALEXANDER PROPERTIES, LLC C/O CITY STOP, INC. – Petition to Vacate a Public Drainage Easement generally located south of the intersection of Dalecrest Drive and Alexander Road, Ward 4 (Brown).

SET DATE: 08/17/05 C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions and amending the following condition:

1. *The limits of this Vacation shall be that portion of the Drainage Easement recorded through document number 950317:01367, located south of the Public Drainage Easement that was recorded in Book 99 Page 50 (“City South 8”).*

– UNANIMOUS

To be heard by the City Council on 9/07/2005

MINUTES:

VICE CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 8 – VAC-7651

MINUTES – Continued:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [VAC-7484], Item 7 [VAC-7614], Item 8 [VAC-7651] and Item 9 [VAC-7657].

FLINN FAGG, Planning & Development Department, read an amendment to Condition 1 of Item 8 [VAC-7651] into the record.

COMMISSIONER DAVENPORT questioned Public Works staff about a note in the backup regarding Item 63. He was unable to find the application number that was listed with the item. Before the One Motion One Vote items were acted upon, the Commissioner wanted to clarify the application being referenced was not on the One Motion One Vote agenda. DAVID GUERRA, Public Works Department, clarified that the application number was incorrect. The notation did pertain to Item 63 and the proper application number should have been listed as [SDR-7628].

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [VAC-7484], Item 7 [VAC-7614], Item 8 [VAC-7651] and Item 9 [VAC-7657].

(6:11 – 6:16)

1-262

CONDITIONS:

1. The Order of Vacation shall be amended to only vacate those portions of the Public Drainage Easement located outside of the recorded Public Drainage Easement in Book 99 Page 50 (“City Stop 8”).
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 8 – VAC-7651

CONDITIONS – Continued:

- needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
 5. All development shall be in conformance with code requirements and design standards of all City Departments.
 6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public street light and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
 7. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-7657 - VACATION - PUBLIC HEARING - APPLICANT: WAGNER HOMES - OWNER: DAY STAR VENTURES, LLC - Petition to Vacate U.S. Government Patent Easements generally located on Hualapai Way between Dorrell Lane and Haley Avenue, Ward 6 (Ross).

SET DATE: 08/17/05 C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 9/07/2005

MINUTES:

VICE CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [VAC-7484], Item 7 [VAC-7614], Item 8 [VAC-7651] and Item 9 [VAC-7657].

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 9 – VAC-7657

MINUTES – Continued:

FLINN FAGG, Planning & Development Department, read an amendment to Condition 1 of Item 8 [VAC-7651] into the record.

COMMISSIONER DAVENPORT questioned Public Works staff about a note in the backup regarding Item 63. He was unable to find the application number that was listed with the item. Before the One Motion One Vote items were acted upon, the Commissioner wanted to clarify the application being referenced was not on the One Motion One Vote agenda. DAVID GUERRA, Public Works Department, clarified that the application number was incorrect. The notation did pertain to Item 63 and the proper application number should have been listed as [SDR-7628].

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [VAC-7484], Item 7 [VAC-7614], Item 8 [VAC-7651] and Item 9 [VAC-7657].

(6:11 – 6:16)

1-262

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Rezoning Application ZON-4623 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 9 – VAC-7657

CONDITIONS – Continued:

and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - ZON-7051 - REZONING – PUBLIC HEARING - APPLICANT/OWNER: GMB LLC. - Request for a Rezoning FROM: U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.51 acres at 2047 North Decatur Boulevard (APN 138-24-611-060), Ward 5 (Weekly).

C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions– UNANIMOUS

To be heard by the City Council on 9/07/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 10 [ZON-7051] and Item 11 [SDR-6940].

KYLE WALTON, Planning & Development, explained the proposal conformed to the General Plan and the proposed use is consistent with the existing development along Decatur Boulevard. The requested waivers were minor in nature.

JASON JONES, 4750 West Flamingo Road, appeared on behalf of the applicant and concurred with all conditions. He explained that the project would consist of a 12,776 square foot shopping complex including a 1,800 square foot drive-thru pad, which the applicant anticipates will be leased by Starbucks. The architecture will be appealing and traffic circulation will flow nicely.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 10 – ZON-7051

MINUTES – Continued:

He noted that Traffic Engineering required a right hand turn lane, which has been designated. However, doing so has caused the applicant to require several waivers to maintain the necessary density. The requested waivers pertain to the parking lot foundation landscape requirement and also, the Commercial Standards to allow for a 10-foot setback along Sawyer Avenue.

MR. JONES indicated that the item had been previously held to allow the applicant time to work with neighbors who had concerns regarding the project. The primary concern related to traffic from the proposed development utilizing Sawyer Avenue. The applicant has removed all access from the subject property to Sawyer Avenue. Another concern pertained to the type of tenants that might come into the center. MR. JONES was unable to confirm any of the key tenants but assured the Commission the project would be promoted as a high-end or mid to high-end retail development.

DEANN and WILLIAM STOUT, 4949 Sawyer Avenue; DAVE and BARBARA CLARK, 4950 Sawyer Avenue; ROBERT BANKERT, 4871 Sawyer Avenue; MARY JO GREENLEE, 4923 Sawyer Avenue; BOB CLARK, 5275 Sawyer Avenue; SUSAN WATTERS, 5222 Sawyer Avenue and JERRY GOLDIN, 5001 Sawyer Avenue, stated concerns about the requested 10-foot setback, security lights, landscaping, trash and traffic. Several of the residents spoke about the cars that speed down Sawyer Avenue while trying to avoid the lights at Lake Mead Boulevard and Decatur Boulevard. Residents were pleased that the access to Sawyer Avenue was eliminated. MS. CLARK indicated that in the past, architects for other neighborhood projects had brought forward very nice landscaping plans; however, a lower quality design was installed. BOB CLARK indicated that blocking traffic onto Sawyer Avenue would not add to the traffic but would not solve the neighborhood's issue with speeding drivers either. MS. WATTERS noted that in addition to cut-thru drivers, the street has been used late at night for drag races. She also noted that because a left turn cannot be made from Lake Mead Boulevard into the center, drivers will use Michael Way or Leonard Lane to access Sawyer Avenue so they can make a right turn into the development.

MR. JONES explained the 10-foot setback requirement was a result of the required turn lane and that he felt security lighting would be a primary concern. FLINN FAGG, Planning & Development Department, indicated that the City has lighting standards for commercial properties. MR. JONES stated that the applicant does not have authority to regulate existing traffic or deal with the cut-thru drivers who speed through the neighborhood. He did note that the applicant will construct the project, including the landscaping, per approved plan. What they see on the plan is what they will get.

COMMISSIONER STEINMAN was bothered by the fact there was no traffic study required.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 10 – ZON-7051

MINUTES – Continued:

He confirmed with RICK SCHROEDER, Public Works Department, that traffic heading north on Decatur Boulevard could not turn left into either driveway on the site. That, combined with the lack of access from Sawyer Avenue, will cause drivers to find their own way into the site. He was also concerned about having an access so close to Lake Mead Boulevard since the drive-thru lane was also close to the exit at Lake Mead Boulevard and Decatur Boulevard. The configuration will create a maze and will also cause drivers to cut through the neighborhood to gain access to the site. The Commissioner confirmed with MR. WALTON that the waiver from parking lot landscaping fingers is requested because construction of those fingers will result in the site being under parked. COMMISSIONER STEINMAN asked MR. JONES why the parking is next to the existing homes instead of the back of the building abutting those properties. MR. JONES indicated there was a concern regarding activity that could occur behind the building. An alley would be required if the buildings were situated against a wall. COMMISSIONER STEINMAN asked staff to carefully review the traffic study.

COMMISSIONER GOYNES also had concerns regarding the drive thru aisle coming out of the center onto Decatur Boulevard. MR. JONES stated that there was a previous submittal for this project and it did not have the second access point. At that time, there was access from Sawyer Avenue. After speaking with representatives of Starbucks, the applicant learned a minimum of a seven car stacking is one of their requirements. They also required having a corner site. To avoid bottlenecking, the applicant chose to place the driveway there.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 10 [ZON-7051] and Item 11 [SDR-6940].

(6:16 – 6:49)

1-413

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of Decatur Boulevard and Sawyer Avenue prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 10 – ZON-7051

CONDITIONS – Continued:

4. Construct all incomplete half-street improvements on Sawyer Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
5. Remove all substandard public street improvements and unused driveway cuts on Decatur Boulevard and Lake Mead Boulevard, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. Extend public sewer to the west edge of this site in Sawyer Avenue to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-6940 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-7051 - PUBLIC HEARING - APPLICANT/OWNER: GMB LLC - Request for a Site Development Plan Review FOR A PROPOSED 12,776 SQUARE FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF THE PARKING LOT, FOUNDATION, AND PERIMETER LANDSCAPING REQUIREMENTS AND A WAIVER OF THE COMMERCIAL DESIGN STANDARDS TO ALLOW A 10 FOOT CORNER SIDE SETBACK WHERE 15 FEET IS REQUIRED on 1.5 acres adjacent to the northeast corner of Lake Mead Boulevard and Decatur Boulevard (APN 138-24-611-060, 061, and 062), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions– UNANIMOUS

To be heard by the City Council on 9/07/2005

MINUTES:

See Item 10 [ZON-7051] for related discussion on Item 10 [ZON-7051] and Item 11 [SDR-6940].

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 11 – SDR-6940

CONDITIONS:

Planning and Development

1. All signage to be located on the west building elevations shall be non-illuminated.
2. Waivers of the parking lot, foundation, and perimeter landscaping requirements and a Waiver of the commercial design standards to allow a 10 foot corner side setback where 15 feet are required are hereby approved per the submitted site plan submitted on 07/21/05.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. A Rezoning [(ZON-7051)] to a C-1 (Limited Commercial Zoning) District approved by the City Council.
5. All development shall be in conformance with the site plan and building elevations, date stamped 07/21/05 except as amended by conditions herein.
6. Refuse collection areas and dumpsters shall be enclosed by walls a minimum of six feet in height, finished in the same manner as the main structures within the development and shall follow the same design theme and use similar materials to those used in the main structures. All such enclosures shall have solid metal gates, and shall have a roof.
7. All City Code requirements and design standards of all City departments must be satisfied.
8. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 11 – SDR-6940

CONDITIONS – Continued:

12. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties. Glare shields shall be used on all parking lot lighting, which is adjacent to the residential property to the west.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
16. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Public Works

17. Construct all incomplete half-street improvements on Sawyer Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
18. Remove all substandard public street improvements and unused driveway cuts on Decatur Boulevard and Lake Mead Boulevard, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
19. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 11 – SDR-6940

CONDITIONS – Continued:

20. Extend public sewer to the west edge of this site in Sawyer Avenue to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
22. Provide a copy of a recorded Joint Access Agreement between the parcels comprising this site prior to the issuance of any permits, unless these parcels are legally joined.
23. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 11 – SDR-6940

CONDITIONS – Continued:

24. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
25. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-7051 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-7086 - REZONING - PUBLIC HEARING - APPLICANT: FILEMON C. SALCEDO III - OWNERS: GERMAN JOSE L. SALCEDO, ET AL - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 0.16 acres adjacent to the southeast corner of Stewart Avenue and 13th Street (APN 139-35-211-094), Ward 5 (Weekly).

APPLICANT REQUESTS ABEYANCE TO THE 08/25/05 PLANNING COMMISSION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-7088 - VARIANCE RELATED TO ZON-7086 - PUBLIC HEARING - APPLICANT: FILEMON C. SALCEDO III - OWNERS: GERMAN JOSE L. SALCEDO, ET AL - Request for Variances TO ALLOW A REDUCTION IN MINIMUM LOT SIZE; TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; TO ALLOW 15 PARKING SPACES WHERE 36 PARKING SPACES IS THE MINIMUM PARKING SPACES REQUIRED, AND TO ALLOW A REDUCTION IN REQUIRED PERIMETER LANDSCAPE STANDARDS FOR A PROPOSED 36-UNIT RESIDENCE HOTEL on 0.16 acres adjacent to the southeast corner of Stewart Avenue and 13th Street (APN 139-35-211-094), R-3 (Medium Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 5 (Weekly).

APPLICANT REQUESTS ABEYANCE TO THE 08/25/05 PLANNING COMMISSION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 13 – VAR-7088

MINUTES:

There was no discussion.

(6:06 – 6:09)

1-97

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-7648 - SPECIAL USE PERMIT RELATED TO ZON-7086 AND SDR-7085 - PUBLIC HEARING - APPLICANT: FILEMON C. SALCEDO III - OWNERS: GERMAN JOSE L. SALCEDO, ET AL - Request for a Special Use Permit FOR A PROPOSED 36-UNIT RESIDENCE HOTEL adjacent to the southeast corner of Stewart Avenue and 13th Street (APN 139-35-211-094), Ward 5 (Weekly).

APPLICANT REQUESTS ABEYANCE TO THE 08/25/05 PLANNING COMMISSION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-7085 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-7086, VAR-7088, AND SUP-7648 - PUBLIC HEARING - APPLICANT: FILEMON C. SALCEDO III - OWNERS: GERMAN JOSE L. SALCEDO, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 36-UNIT RESIDENCE HOTEL on 0.16 acres adjacent to the southeast corner of Stewart Avenue and 13th Street (APN 139-35-211-094), R-3 (Medium Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone] Ward 5 (Weekly).

APPLICANT REQUESTS ABEYANCE TO THE 08/25/05 PLANNING COMMISSION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-6953 - VARIANCE - PUBLIC HEARING - APPLICANT: CREATIVE DESIGN ARCHITECTURE - OWNER: MEZZA, LLC. - Request for a Variance TO ALLOW A 55-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 78 FEET FOR A PROPOSED COMMERCIAL BUILDING on 0.53 acres at 2200 N. Decatur Boulevard (APN 138-24-511-059), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

APPLICANT REQUESTS ABEYANCE TO THE 08/25/05 PLANNING COMMISSION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-6955 - VARIANCE RELATED TO VAR-6953 – PUBLIC HEARING - APPLICANT: CREATIVE DESIGN ARCHITECTURE - OWNER: MEZZA, LLC. - Request for a Variance TO ALLOW 25 PARKING SPACES WHERE 36 SPACES ARE REQUIRED FOR A PROPOSED COMMERCIAL BUILDING on 0.53 acres at 2200 N. Decatur Boulevard (APN 138-24-511-059), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

THE APPLICANT REQUESTS THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends WITHDRAWN WITHOUT PREJUDICE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-6950 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-6955 AND VAR-6953 - PUBLIC HEARING - APPLICANT: CREATIVE DESIGN ARCHITECTURE - OWNER: MEZZA, LLC. - Request for a Site Development Plan Review FOR A PROPOSED 6,200 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.53 acres at 2200 N. Decatur Boulevard (APN 138-24-511-059), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

APPLICANT REQUESTS ABEYANCE TO THE 08/25/05 PLANNING COMMISSION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - SUP-6808 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAPID CASH - OWNER: PRINCIPAL INVESTMENTS, INC. - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN AND A FINANCIAL INSTITUTION, SPECIFIED AND TO ALLOW A ZERO FOOT SEPARATION FROM A SIMILAR USE WHERE 1,000 FEET IS REQUIRED AND A 160-FOOT SEPARATION FROM RESIDENTIAL WHERE 200 FEET IS REQUIRED which is adjacent to the southwest corner of Rancho Drive and Washington Avenue (APN 139-29-301-001), C-1(Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – DENIED – UNANIMOUS

This is Final Action

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning & Development, explained that the use is not harmonious and compatible with the area. The addition of this use to the area would result in a considerable concentration for this type of use in the subject intersection.

RITA CHARLEBOIX, LAS Consulting, 856 East Sahara Avenue, appeared on behalf of the

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 19 – SUP-6808

MINUTES – Continued:

applicant and explained that the application was previously approved; however, the applicant let the approval lapse and is now asking for re-approval.

STEVE BURMINGHAM, Continental Currency of Nevada, 901 B. Rancho Drive, and JEFF CHARLESTON, Rancho Check Cashing, 2901 West Washington Avenue appeared to speak against approval of this application. The purpose of the ordinance establishing the distance separation between similar uses was meant to prevent the over saturation of similar businesses in one area of the City. This intersection currently contains five payday loan stores, three which offer check cashing, two title loan companies, one store offering auto pawn and one store which offers signature loans. They also noted the 200 foot residential adjacency requirement will not be met, as the structure is only 160 feet away.

MARY SIMPSON, 3850 Mountain Vista, said that the neighborhood does not need any more businesses of this type.

COMMISSIONER GOYNES said this was simply a saturation issue. He commented that when driving by the site, he was surprised that the establishment looked ready to open.

COMMISSIONER STEINMAN stated that this item was one of the first he heard after being appointed a commissioner. Back then, the law was not in affect. There was much discussion during his first few months on the Board regarding how many similar uses would be considered too much for a neighborhood. Intersections such as this are a perfect example of why the ordinance is needed. According to that law, this should not be approved and he would not support it.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:49 – 6:56)

1-1607

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-6703 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: DECAR ENTERPRISES, LLC - Request for a Site Development Plan Review FOR A PROPOSED 24-STORY CONDOMINIUM HOTEL WITH ACCESSORY WEDDING CHAPEL AND RETAIL USES AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE AND STEPBACK STANDARDS on 0.62 acres at 1205 Las Vegas Boulevard South (APN 162-03-112-027), C-2 (General Commercial) Zone, Ward 3 (Reese).

THE APPLICANT REQUESTS THIS ITEM HELD IN ABEYANCE TO 10/06/05 PC

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

GPA-6273 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.89 acres adjacent to the east side of Dike Road, approximately 150 feet north of Bonanza Road (139-29-704-019 through 023), Ward 5 (Weekly).

C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-6510 - REZONING RELATED TO GPA-6273 - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL), AND R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.89 acres adjacent to the east side of Dike Lane, approximately 150 feet north of Bonanza Road (APNs 139-29-704-019 through 021 and a portion of 022), Ward 5 (Weekly).

C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-6506 - VARIANCE RELATED TO GPA-6273 AND ZON-6510 - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL - Request for a Variance TO ALLOW A ZERO FOOT STEPBACK RATIO WHERE A 1:1 STEPBACK RATIO IS REQUIRED ALONG A COLLECTOR OR LARGER STREET FOR A 500-FOOT TALL BUILDING IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 1.79 acres adjacent to the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-019 through 025), R-1 (Single Family Residential) Zone, R-1 (Single Family Residential) Zone under Resolution of Intent to R-2 (Medium-Low Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 23 – VAR-6506

MINUTES:

There was no discussion.

(6:06 – 6:09)

1-97

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-7665 - VARIANCE RELATED TO GPA-6273, ZON-6510 AND VAR-6506 - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL - Request for a Variance TO ALLOW 566 PARKING SPACES WHERE 606 ARE REQUIRED on 1.79 acres at 2230 W. Bonanza Road (APNs 139-29-704-019 through 025), R-1 (Single Family Residential) Zone, R-1 (Single Family Residential) Zone under Resolution of Intent to R-2 (Medium-Low Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-6504 - SPECIAL USE PERMIT RELATED TO GPA-6273, ZON-6510, VAR-6505 AND VAR-7665 - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-019 through 025), R-1 (Single Family Residential) Zone, R-1 (Single Family Residential) Zone under Resolution of Intent to R-2 (Medium-Low Density Residential) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-8067 - SPECIAL USE PERMIT RELATED TO GPA-6273, ZON-6510, VAR-6506, VAR-7665 AND SUP-6504 - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC – OWNER: JEFF JORDAN, ET AL - Request for a Special Use Permit TO ALLOW A PROPOSED 350 FOOT TALL BUILDING WHERE 140 FEET IS THE MAXIMUM HEIGHT ALLOWED IN THE AIRPORT OVERLAY ZONE adjacent to the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-019 through 025), R-1 (Single Family Residential) Zone, R-1 (Single Family Residential) Zone under Resolution of Intent to R-2 (Medium-Low Density Residential) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 26 – SUP-8067

MINUTES:

There was no discussion.

(6:06 – 6:09)

1-97

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-6507 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6273, ZON-6510, VAR-6506, SUP-6504 AND SUP-8067 - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL - Request for a Site Development Plan Review FOR A PROPOSED MIXED USE DEVELOPMENT INCLUDING: A 38-STORY TOWER CONTAINING 311 RESIDENTIAL UNITS, A 32-STORY TOWER CONTAINING 160 RESIDENTIAL UNITS AND 40,000 SQUARE FEET OF COMMERCIAL SPACE AND WAIVERS FOR A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED, A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED, A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED, 62 PERCENT LOT COVERAGE WHERE 50 PERCENT IS THE MAXIMUM ALLOWED, PERIMETER BUFFER LANDSCAPING, AND RESIDENTIAL ADJACENCY HEIGHT AND SETBACK REQUIREMENTS on 1.79 acres adjacent to the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-019 through 025), R-1 (Single Family Residential) Zone, R-1 (Single Family Residential) Zone under Resolution of Intent to R-2 (Medium-Low Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 27 – SDR-6507

MOTION – Continued:

[SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

1-97

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-7679 - VACATION RELATED TO GPA-6273, ZON-6510, VAR-6506, VAR-7665, SUP-6504, AND SDR-6507 - PUBLIC HEARING - APPLICANT: HORIZON SURVEYS - OWNER – JEFF JORDAN, ET AL - Petition to Vacate the east five feet of a portion of Dike Lane, north of Bonanza Road, Ward 5 (Weekly).

SET DATE: 08/17/05 C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

MOD-7588 - MAJOR MODIFICATION - PUBLIC HEARING -
APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Major Modification of the Town Center Land Use Plan FROM: SC-TC (SERVICE COMMERCIAL- TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE- TOWN CENTER) AND GC-TC (GENERAL COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATIONS on 40 acres at the intersection of Oso Blanca Road and Severence Lane (APN 125-17-301-003), Ward 6 (Ross).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to condition– Motion carried with DUNNAM voting NO

To be heard by the City Council on 9/07/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 29 [MOD-7588], Item 30 [SUP-7589], Item 31 [SUP-7590], Item 32 [SUP-7591], Item 33 [SUP-7592] and Item 34 [SDR-7594].

KYLE WALTON, Planning & Development Department, explained the request is for a modification to the Town Center Land Use Plan to allow high-density residential and a tavern. Currently, the Town Center Standards do not allow a tavern in a development the size of the proposal. Staff did not support this request because the proposed land use is not compatible with the area. Staff did not support the requested Special Use Permit for the high density because the

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 29 – MOD-7588

MINUTES – Continued:

requested density of 33.8 units per acre is even higher than that which is allowed in (Suburban Mixed Use-Town Center)SX-TC, which is 25 units per acre.

MR. WALTON continued by saying the applicant requested Special Use Permits for the supper club and the tavern. Staff could not support either request because the uses are too intense for the proposed location. He noted there is also a request for a Special Use Permit for off-sale alcohol in the (General Commercial – Town Center) GC-TC area. Because of the types of uses that are allowable in GC-TC, staff could not support the application. Staff was also unable to support the Site Development Review because it was inconsistent with the Town Center and Commercial Development standards, which require all structures to be situated as close as possible to the streets.

RUSSELL ROWE, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He explained that the designs and uses already approved in 2000 for this site are no longer appropriate. The previous approval on the site was for a shopping center with a 50,000 square foot big box center and two 30,000 square foot establishments. The applicant is now proposing the parcel originally approved to accommodate the three, big box stores, be approved so that residential units can be brought in.

ATTORNEY ROWE indicated that in 1998, when the Town Center plan was approved, several of the surrounding parcels were designated as (Service Commercial – Town Center.) SC-TC. Since 2000, when the previous plan was approved, the properties to the north, east and one property to the south have been developed as single family detached residential with a change to SX-TC, the designation the applicant is requesting with these applications. The applicant no longer feels what was approved is compatible with what has developed over the past few years.

ATTORNEY ROWE reviewed the proposed project and described it as 777 units in a low-rise residential structure. Town Center guidelines and the goal of the Centennial Hills Land Use plan contemplate higher density residential. Those plans do not govern this site; however, they do pertain to nearby properties that have not really been developed that way. Eighty-five percent of the units will be one and two bedroom units. The applicant anticipates single, professional and first-time homebuyers will purchase the units and is trying to keep the pricing down. The design meets all landscaping, open space and parking requirements. There are no landscaping waivers requested and the applicant has proposed significant landscaping.

ATTORNEY ROWE indicated there are three waivers necessary which relate to height, a landscape berm and not having an office/professional buffer between the higher and lower density residential. The landscape berm is not going to be effective because the subject site is 10

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 29 – MOD-7588

MINUTES – Continued:

feet lower than the adjacent residential. The office/professional buffer will not do much towards buffering because of that drop.

ATTORNEY ROWE felt the setbacks incorporated into this project was a key aspect of the application. From the residential to the west, the structure is stepped into three stories with the lowest end, the three story section, being closest to the existing residential. The grade begins 10 feet below the residential on the west end of the property and that grade down continues along the property to the south and east. At, at the roofline, the three story height is 34 feet. At the five story height, the measurement varies between 58 and 66 feet due to the grade change. The three story side of the project measures 24 feet from the residential when the grade change is taken into consideration. The proposal meets the residential adjacency requirements. The distance between the western property line and the three-story structure is 77 feet and 142 feet to the five-story structure.

ATTORNEY ROWE concluded his presentation by explaining that 96,000 square feet remains on the proposal. The tavern is the only intense use in the development. Without that application, the request for GC-TC would not be necessary. He felt this was still a lot less intense than the previously approved 284,000 square feet of commercial.

BRIAN HOLLAR, 9005 Becoming Court, stated he purchased a lot that will be adjacent to this property on the west side and he was concerned about the impact on the residential communities. He asked that the Commission hold the applicant to the Town Center standards. MR. HOLLAR did not find the proposal consistent with the Master Plan for the area. He also noted the 10-foot drop on the applicant's side will not have much of an effect on a five-story structure. He worried the development could lower the property values in the area.

COMMISSIONER TROWBRIDGE felt that the proposed design is less intrusive than the design that was previously approved. The architects did a good job of using space to its maximum capacity. He was concerned about what accommodations have been made in terms of parks and community services to handle the addition of 777 units of residential. His concern would be lessened if the community were age restricted.

COMMISSIONER EVANS found the design to be interesting but he was concerned about notes in the back-up documentation about the changing character of the area surrounding this property. He agreed it had changed but wanted to state that although the Master Plan should be fluid to adjust for change, each change will then further change the plan and will affect future projects. There is a cumulative affect and it does impact future development. The Commissioner would support the requests but hoped future master plans could be adhered to more strictly.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 29 – MOD-7588

MINUTES – Continued:

COMMISSIONER STEINMAN asked if staff agreed about the height requirements being met as stated by ATTORNEY ROWE. MR. WALTON indicated he had not seen those dimensions and could not guarantee the accuracy of the statement. The Commissioner stated that although Title 19 requires structures to be on the street, the current proposal to have the buildings along the back property line made more sense for this location.

COMMISSIONER STEINMAN felt residential would be more appropriate for the subject parcel than commercial. Having commercial development there would bring trucks, traffic and noise at all hours of the night. Putting more units than permitted was his primary concern. With the development in the area and proposed commercial uses on Decatur Boulevard, he acknowledged the applicant's desire to re-design the site.

COMMISSIONER DUNNAM liked the product but was concerned about density. He questioned a 10-foot retaining wall on the west property line adjacent to the residences there. ATTORNEY ROWE confirmed the wall would run the length of the western property line and would be 10-feet tall. The applicant plans on having a landscaping planter with a six-foot depth so there can be trees along the wall. Code allows the retaining wall to be six-feet high and six-feet deep and that is most likely what they will have in front of the covered parking areas. The Commissioner stated he would like to have the landscaping adjacent to the residences so when trees are planted the residents have an opportunity to see some of the landscaping and not just a wall and then buildings. COMMISSIONER DUNNAM stated he would be more likely to support the project if the density were not as high. He asked ATTORNEY ROWE if he could authorize a reduction in the number of units. ATTORNEY ROWE responded that he did not have the authority to agree to a reduction. He explained that the density is a result of the type of building proposed and the builder used for the project, which he did not disclose.

COMMISSIONER DAVENPORT questioned whether the tavern met the separation requirements. MR. WALTON informed him that the separation requirement would apply to similar uses or parks and would not be affected by the residential that is across the street.

RICK SCHROEDER, Public Works Department, informed the Commissioners that the driveway in line with Severance Lane at Oso Blanca Road was not permitted in the previous approval, and staff expects that driveway would not be allowed on the new proposal. ATTORNEY ROWE concurred.

Regarding Item 34 [SDR-7594], COMMISSIONER DUNNAM indicated he wanted the applicant to provide a visible eight-foot wall and a planter. MARGO WHEELER, Director, Planning & Development Department, explained that an additional condition would not be a

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 29 – MOD-7588

MINUTES – Continued:

requirement because the current proposal is for a six-foot wall with a six-foot planted setback.

ATTORNEY ROWE clarified that because of the drop in grade between the two sites, the wall height may be higher than six feet. MS. WHEELER confirmed that the Code will allow up to an eight-foot tall single section of the wall.

COMMISSIONER STEINMAN thought a signal should be required at the entrance to the residential. MR. SCHROEDER indicated the applicant will have to install the infrastructure at this time so the streets will not get torn up to install a signal if it is warranted later. VICE CHAIRMAN TRUESDELL added that the Commission does not have authority to require a signal light because technical engineering codes warrant the necessity of a signal light. DEPUTY CITY ATTORNEY BRYAN SCOTT concurred. The applicant agreed to work with staff to find other alternatives if the light is not warranted.

COMMISSIONER EVANS asked MS. WHEELER to discuss the City's status regarding rooftops in the Town Center area and what would qualify as too much residential in the wrong place. MS. WHEELER explained that staff has a report on the status of Town Center and how it has developed in compliance with the original plan and with the changes that have been made. Staff could provide that report to anyone interested.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 29 [MOD-7588], Item 30 [SUP-7589], Item 31 [SUP-7590], Item 32 [SUP-7591], Item 33 [SUP-7592] and Item 34 [SDR-7594].

(6:56 – 7:38)

1-1920

CONDITION:

1. A Site Development Plan Review (SDR-7594) application and Special Use Permits SUP-7589, SUP-7590, SUP-7591, and SUP-7592 approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-7589 - SPECIAL USE PERMIT RELATED TO MOD-7588 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A PROPOSED HIGH DENSITY RESIDENTIAL DEVELOPMENT at the intersection of Oso Blanca Road and Severence Lane (APN 125-17-301-003), T-C (Town Center) Zone [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) and GC-TC (General Commercial - Town Center) Special Land Use Designations], Ward 6 (Ross).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 9/07/2005

MINUTES:

See Item 29 [MOD-7588] for related discussion on Item 29 [MOD-7588], Item 30 [SUP-7589], Item 31 [SUP-7590], Item 32 [SUP-7591], Item 33 [SUP-7592] and Item 34 [SDR-7594].

(6:56 – 7:38)

1-1920

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Town Center Development Standards for a High Density Residential (Single Use) use.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 30 – SUP-7589

CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-7588), Site Development Plan Review (SDR-7594) application and Special Use Permits SUP-7590, SUP-7591, and SUP-7592 approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-7590 - SPECIAL USE PERMIT RELATED MOD-7588 AND SUP-7589 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A PROPOSED SUPPERCLUB at the intersection of Oso Blanca Road and Severence Lane (APN 125-17-301-003), T-C (Town Center) Zone [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) and GC-TC (General Commercial - Town Center) Special Land Use Designations], Ward 6 (Ross).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 9/07/2005

MINUTES:

See Item 29 [MOD-7588] for related discussion on Item 29 [MOD-7588], Item 30 [SUP-7589], Item 31 [SUP-7590], Item 32 [SUP-7591], Item 33 [SUP-7592] and Item 34 [SDR-7594].

(6:56 – 7:38)

1-1920

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Town Center Development Standards for a Supper Club use.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 31 – SUP-7590

CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-7588), Site Development Plan Review (SDR-7594) application and Special Use Permits SUP-7589, SUP-7591, and SUP-7592 approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-7591 - SPECIAL USE PERMIT RELATED MOD-7588, SUP-7589 AND SUP-7590 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF SALE) at the intersection of Oso Blanca Road and Severence Lane (APN 125-17-301-003), T-C (Town Center) Zone [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) and GC-TC (General Commercial - Town Center) Special Land Use Designations], Ward 6 (Ross).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 9/07/2005

MINUTES:

See Item 29 [MOD-7588] for related discussion on Item 29 [MOD-7588], Item 30 [SUP-7589], Item 31 [SUP-7590], Item 32 [SUP-7591], Item 33 [SUP-7592] and Item 34 [SDR-7594].

(6:56 – 7:38)

1-1920

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment- Off Sales (Alcoholic Beverage Sales/ Liquor Store) use.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 32 – SUP-7591

CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-7588), Site Development Plan Review (SDR-7594) application and Special Use Permits SUP-7589, SUP-7590, and SUP-7592 approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-7592 - SPECIAL USE PERMIT RELATED TO MOD-7588, SUP-7589, SUP-7590 AND SUP-7591 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC
- Request for a Special Use Permit FOR A PROPOSED TAVERN at the intersection of Oso Blanca Road and Severence Lane (APN 125-17-301-003), T-C (Town Center) Zone [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) and GC-TC (General Commercial - Town Center) Special Land Use Designations], Ward 6 (Ross).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 9/07/2005

MINUTES:

See Item 29 [MOD-7588] for related discussion on Item 29 [MOD-7588], Item 30 [SUP-7589], Item 31 [SUP-7590], Item 32 [SUP-7591], Item 33 [SUP-7592] and Item 34 [SDR-7594].

(6:56 – 7:38)

1-1920

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Town Center Development Standards for a Tavern use.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 33 – SUP-7592

CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-7588), Site Development Plan Review (SDR-7594) application and Special Use Permits SUP-7589, SUP-7590, and SUP-7591 approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-7594 - SITE DEVELOPMENT PLAN REVIEW RELATED MOD-7588, SUP-7589, SUP-7590, SUP-7591 AND SUP-7592 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Site Development Plan Review FOR A PROPOSED 101,320 SQUARE FOOT COMMERCIAL AND 777 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT; WAIVERS OF THE PARKING LOT, FOUNDATION AND PERIMETER LANDSCAPE REQUIREMENTS; AND TO WAIVE TOWN CENTER DEVELOPMENT STANDARDS FOR TWO-STORY MAXIMUM HEIGHT, SINGLE-STORY OFFICE, AND 20-FOOT LANDSCAPED BERM REQUIREMENTS IN THE SX-TC DISTRICT on 40 acres at the intersection of Oso Blanca Road and Severance Lane (APN 125-17-301-003), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) and GC-TC (General Commercial - Town Center)], Ward 6 (Ross).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions, amending the following condition:

3. All development shall be in conformance with the site plan and building elevations, date stamped 07/19/05, except as amended by conditions herein.

and adding the following condition:

- *Driveway access at Severance Lane is not allowed.*
- UNANIMOUS

To be heard by the City Council on 9/07/2005

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 34 – SDR-7594

MINUTES:

See Item 29 [MOD-7588] for related discussion on Item 29 [MOD-7588], Item 30 [SUP-7589], Item 31 [SUP-7590], Item 32 [SUP-7591], Item 33 [SUP-7592] and Item 34 [SDR-7594].
(6:56 – 7:38)

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-7588) and Special Use Permits SUP-7589, SUP-7590, and SUP-7591 approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 07/17/05, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect a three foot tall landscaped berm in buffer along the streets, pedestrian corridors from the street to the commercial buildings, and dimensions showing the widths of the buffers.
5. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center within provided planters along the perimeter and the planter with a three foot tall berm along the street of the residential portion. 24-inch box trees shall be planted a maximum of 30 feet on-center along the perimeter for the commercial section. 24-inch box trees shall be planted a maximum of 20 feet on-center within provided three-foot tall berms in the planters along the street of the commercial portion. A minimum of four five-gallon shrubs and four one-gallon shrubs shall be planted with each tree.
6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 34 – SDR-7594

CONDITIONS – Continued:

7. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. The rear elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to comply with the Commercial Development Standards by reflecting more of the features of the front elevations.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
15. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 34 – SDR-7594

CONDITIONS – Continued:

16. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
17. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
18. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
19. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

20. Dedicate 40 feet of right-of-way that tapers up to the full 80 foot width at the curve adjacent to this site for Severance Lane, 90 feet of right-of-way for the US 95 Frontage Road, AKA Oso Blanca Road, a 25-foot radius at the northwest corner of Severance Road and US 95 Frontage Road, AKA Oso Blanca Road, and a 54-foot radius at the southwest corner of Farm Road and US 95 Frontage Road, AKA Oso Blanca Road. Additional dedications in accordance with Standard Drawings #201.1 and #234.1 shall also be provided unless specifically not required in the approved Traffic Impact Analysis.
21. Construct half-street improvements, or full-width street improvements as appropriate, including appropriate overpaving on Severance Road, Farm Road, and on the US 95 Frontage Road, AKA Oso Blanca Road, adjacent to this site concurrent with phase of development of this site. All improvements for the US 95 Frontage Road, AKA Oso Blanca Road, shall be constructed concurrent with the first phase of any development of this site. Farm Road may be constructed per the 87 foot-wide cross-section proposed by the adjacent developers to the north and west, including the full-width of the 15 foot wide landscaped median, provided that this developer submits proof that the entire length of Farm Road from Fort Apache Road eastward to the US 95 Frontage Road, AKA Oso Blanca Road, will be developed to this cross section, and the adjacent developer(s) sign and record a Maintenance and Liability agreement for all proposed deviations from current Town Center standards; with all maintenance obligations to be borne by the adjacent Homeowner's or other Property Owner's Associations. If such proof cannot be provided prior to submittal of construction drawings, Farm Road shall be designed and constructed

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 34 – SDR-7594

CONDITIONS – Continued:

- to meet current Town Center Arterial standards. Design and construction of all other adjacent streets shall comply with Town Center standards. Improvements on US 95 Frontage Road, AKA Oso Blanca Road, shall also meet Nevada of Department of Transportation standards.
22. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
 23. Coordinate with the Collection Systems Planning Section of the Department of Public Works to provide public sewer to the entire condominium/residential portion of this site from Severance Lane at a location and to a depth acceptable to the City Engineer.
 24. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall also receive approval from the Nevada Department of Transportation for those driveways and/or traffic signals accessing the Frontage Road.
 25. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
 26. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
 27. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
 28. Submit an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.
 29. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 34 – SDR-7594

CONDITIONS – Continued:

the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

30. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site for bus turn-outs, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
31. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 34 – SDR-7594

CONDITIONS – Continued:

32. Site development to comply with all applicable conditions of approval for the Town Center Master Plan and all other applicable site-related actions.
33. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
34. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-7536 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: BRIDGEKEEPER, LLC AND SOUTHWEST DESERT EQUITIES, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 15.00 acres located on the south side of Centennial Parkway, 330 feet east of Puli Road (APNs 126-25-101-001, 002 and 005), Ward 6 (Ross).

APPLICANT REQUESTS ABEYANCE TO THE 09/08/05 PLANNING COMMISSION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions and adding the following condition:

- *There shall be a maximum of 117 units.*
- UNANIMOUS

To be heard by the City Council on 9/07/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 35 [ZON-7536] and Item 37 [SDR-7537].

KYLE WALTON, Planning & Development Department, explained that prior to the meeting, the applicant supplied staff with an updated Site Plan reflecting sufficient open space, which makes the Variance on Item 36 [VAR-7539] unnecessary, so the item will be withdrawn. The applicant

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 35 – ZON-7536

MINUTES – Continued:

asked that 15 acres be rezoned to an R-PD8 in an area where 80 acres is required per the Centennial Hills Sector Plan. Because of this requirement, staff recommended denial. MR. WALTON indicated that the conditions have been adjusted should the applications be approved.

RUSSELL ROWE, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and apologized to staff for submitting the revised site plan so late. He confirmed the comments made by MR. WALTON regarding the 80-acre size requirement. The proposed site is only 15 acres and is surrounded by Bureau of Land Management (BLM) land. At this time, the BLM has not released any of those properties upon request. He pointed out that the Centennial Hills Sector Plan allows a development less than 80 acres to be R-PD8 if the subject site is near or adjacent to a master planned community. The contingency is that the smaller site must be compatible with the master planned community. This project is compatible in terms of density. Also, the developer of the adjacent property, Providence, is the applicant on these items so compatibility can be assured.

COMMISSIONER DAVENPORT asked if the revised site plan was in the backup packet. MARGO WHEELER, Planning & Development Department, informed the Commissioners that the applicant did not provide a small copy that could be distributed. ATTORNEY ROWE apologized and noted the newest plan was displayed on the overhead. The only change was replacing three lots with open space.

VICE CHAIRMAN TRUESDELL asked about how the road alignment on Centennial Parkway would affect this site. He was surprised about the lack of detail given on this project. DAVID GUERRA, Public Works Department, explained that there were options on how the outer beltway could be installed and one of those did run through the proposed site. However, the chosen option proposes an access to the current beltway at a site south of the subject property and does not interfere with this site at all.

The Vice Chairman confirmed with MR. WALTON that the concept behind the 80-acre requirement was to have consistency expected from a master planned community. That way, there would not be a stand alone development that was not in conformance with surrounding developments.

ATTORNEY ROWE reiterated that because the applicant is the developer of Providence, compatibility can be assured. He was willing to accept a condition that the applicant works with the builder to assure compatibility. VICE CHAIRMAN TRUESDELL pointed out that having a home builder developing homes while the applicant is developing the land creates concern. He

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 35 – ZON-7536

MINUTES – Continued:

wanted assurance that the development of the community elements would be aggressive. It would be unfortunate if the entry statements were not done until the last homes were being constructed. ATTORNEY ROWE stated the applicant would accept a condition that the builder bring final plans to staff for review and comparison to Providence standards. VICE CHAIRMAN TRUESDELL indicated that would answer a few of his questions.

COMMISSIONER TROWBRIDGE did not think the applicant should be penalized because the BLM has no intention to release any of the surrounding property. VICE CHAIRMAN TRUESDELL said he was not concerned about the applicant having 80 acres. He just wanted to be sure that as additional portions of land are attained, the quality of a master planned community is incorporated.

MS. WHEELER indicated that a condition needed to be added to Item 35 [ZON-7536] and Item 37 [SDR-7537] that would limit the number of units to 117. The date stamp would need to be amended to 8/11/05 and an additional review of the elevations would need to be submitted to Planning staff prior to submittal for a building permit.

COMMISSIONER DUNNAM was unhappy with the proposed open space being split up throughout the development. He found it random and suggested the open space be incorporated into one, more usable, open space area. Staff felt that the isolated islands of open space should be connected in some manner such as a linear path. The R-PD standards in Title 19 specify that the open space should be centralized and accessible to the core of the subdivision as a whole. COMMISSIONER DUNNAM stated he did not want the open spaces linked with three-foot or five-foot wide paths. If there was going to be open space and it was just going to meet Code, he preferred it all to be usable.

ATTORNEY ROWE explained that from the applicant's point of view, spreading out the open space was a logical solution to kids walking further down the street to access the open space. He acknowledged the comments of the Commissioner and noted that lots might be lost if his suggestions are incorporated. ATTORNEY ROWE suggested being allowed to work with staff on providing linkages prior to Council. He also suggested lifting the restriction on the number of units. VICE CHAIRMAN TRUESDELL stated removing that limit would make the Variance necessary again. He suggested allowing the applicant time to work with staff prior to Council.

MS. WHEELER offered language pertaining to staff reviewing the elevations prior to application for building permits and reviewing the landscaping plan prior to Council.
ATTORNEY

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 35 – ZON-7536

MINUTES – Continued:

ROWE concurred.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 35 [ZON-7536] and Item 37 [SDR-7537].

(7:40 – 8:08)

2-342

CONDITIONS:

1. A Resolution of Intent with a two-year time limit.
2. A Variance VAR-7539 and a Site Development Plan Review SDR-7537 application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 50 feet of right-of-way for Centennial Parkway and dedicate 30 feet of right-of-way for Azure Drive.
4. Construct half-street improvements on Centennial Parkway and Azure Drive concurrent with development of this site. Provide a paved, legal access from the nearest paved public road to this site prior to occupancy of any units within this development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Coordinate with the Collection Systems Planning Section of the Department of Public Works to connect this site to public sewer prior to the submittal of any construction drawings for this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
6. Coordinate improvements adjacent to this site with the City Engineers Office of the Department of Public Works to mitigate conflicts between this site and the impact from the future northern beltway extension project.
7. Entry drives shall be designed, located and constructed in accordance with Standard Drawing #222A.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 35 – ZON-7536

CONDITIONS – Continued:

recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
10. The approval of all Public Works related improvements shown on the submitted Plan is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-7539 - VARIANCE RELATED TO ZON-7536 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: BRIDGEKEEPER, LLC AND SOUTHWEST DESERT EQUITIES, LLC - Request for a Variance TO ALLOW 76,006 SQUARE FEET OF OPEN SPACE WHERE 84,249 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.00 acres located on the south side of Centennial Parkway, 330 feet east of Puli Road (APN 126-25-101-001; 002 and 005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD8 (Residential Planned Development - 8 units per acre], Ward 6 (Ross).

APPLICANT REQUESTS ABEYANCE TO THE 09/08/05 PLANNING COMMISSION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-7537 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-7536 AND VAR-7539 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: BRIDGEKEEPER, LLC AND SOUTHWEST DESERT EQUITIES, LLC
 - Request for a Site Development Plan Review FOR A PROPOSED 120 UNIT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.00 acres located on the south side of Centennial Parkway, 330 feet east of Puli Road (APNs 126-25-101-001; 002 and 005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD8 (Residential Planned Development - 8 units per acre), Ward 6 (Ross).

APPLICANT REQUESTS ABEYANCE TO THE 09/08/05 PLANNING COMMISSION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions, amending the following condition:

3. All development shall be in conformance with the site plan and building elevations, date stamped 08/11/05, except as amended by conditions herein.

and adding the following conditions:

- *There shall be a maximum of 117 units.*
- *The applicant shall provide a revised consolidated open space plan including provision of grade prior to the City Council.*
- *An additional review of the elevations must be submitted to the Planning & Development Department staff prior to submittal for building permits.*

– UNANIMOUS

To be heard by the City Council on 9/07/2005

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 37 – SDR-7537

MINUTES:

See Item 35 [ZON-7536] for related discussion on Item 35 [ZON-7536] and Item 37 [SDR-7537].

(7:40 – 8:08)

2-342

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-7536) to a R-PD8 Zoning District and a Variance VAR-7539 for open space approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 06/29/05, except as amended by conditions herein.
4. The setbacks for this development shall be a minimum of 20 feet to the front as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect the six foot landscaped buffer along the streets.
6. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along the streets.
7. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 37 – SDR-7537

CONDITIONS – Continued:

9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.
11. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.
12. Air conditioning units shall not be mounted on rooftops.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
15. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

18. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 37 – SDR-7537

CONDITIONS – Continued:

this site to the existing public sewer system have been granted to the City.

19. Landscape and maintain all unimproved rights-of-way adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site.
21. A Homeowner's Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
22. Site development to comply with all applicable conditions of approval for ZON-7536 and all other applicable site-related actions.
23. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
24. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-7653 - REZONING - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. - OWNER: RANCHO DRIVE, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 28.5 acres adjacent to the southwest corner of Torrey Pines Drive and Washburn Road (A portion of APN 125-35-301-014), Ward 6 (Ross).

C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions– UNANIMOUS with DUNNAM abstaining because his office is associated with someone doing a hydrology study on the subject parcel

To be heard by the City Council on 9/07/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 38 [ZON-7653], Item 39 [WVR-7659], Item 40 [SUP-7656] and Item 41 [VAC-6725].

KYLE WALTON, Planning & Development Department, explained the proposal conformed with the General Plan for the area. The zone change would be compatible with the existing property around the site. The design does not cause turn conflicts or hinder traffic flows. The hardship is real and caused by the shape and location of the parcel. Staff supported the private street request because it will not negatively impact the traffic in the area.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 38 – ZON-7653

MINUTES – Continued:

TOMMY URIBE, DR Horton, 6845 Escondido Street, appeared on behalf of the applicant and concurred with all the conditions. He asked if Condition 3 of Item 39 [WVR-7659] could be amended to allow emergency vehicles to utilize the ingress/egress on Rebecca Road.

JOHN LONBORG, 6369 Italia Avenue, asked about proposed parks or open space for the development. The subdivision he lives in has a central park, which is maintained by a private association of homeowners. Residents wondered if individuals from outside the development might utilize their park for recreation.

VICE CHAIRMAN TRUESDELL indicated the subject property is R-1 and no open space is required. Residents in the area would have no right to use private parks within adjacent gated communities.

MR. URIBE stated that the proposed development is a gated community. He also noted that the applicant has no way to stop residents from using the private park of another development.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 38 [ZON-7653], Item 39 [WVR-7659] and Item 40 [SUP-7656] and Item 41 [VAC-6725].

(8:08 – 8:20)

2-1319

CONDITIONS:

Planning and Development

1. There shall be absolutely no ingress/egress to or from Rebecca Road.
2. The applicant shall comply with R-1 (Single Family Residential) development standards.
3. A Resolution of Intent with a two-year time limit.

Public Works

4. A Petition of Vacation to eliminate the Rebecca Road right-of-way in conflict with this site shall record prior to the recordation of a Final Map for this site that abuts or overlies the existing Rebecca Road right-of-way. We note that a Petition of Vacation, VAC-6725, has been submitted for this site.
5. If the Waiver (WVR-7659) requested to terminate Rebecca Road in a manner other than a cul-de-sac is approved by the City Council, obtain approval from the City Engineer for the

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 38 – ZON-7653

CONDITIONS – Continued:

- proposed termination design for Rebecca Road prior to the submittal of a Tentative Map. Dedicate or obtain dedication for additional right-of-way, if needed, for the terminus. If the Waiver is denied, dedicate the necessary right-of-way to terminate Rebecca Road in a cul-de-sac meeting current City Standards and construct the full cul-de-sac to connect to those constructed portions of Rebecca Road.
6. Construct half-street improvements on Torrey Pines Drive and construct the terminus of Rebecca Road in a manner acceptable to the City Engineer concurrent with development of this site. Also remove and replace substandard improvements on Rainbow Boulevard adjacent to the overall parcel of which this site is a part. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
 7. Provide a public sewer stub to the remaining portion of this parcel not included with the residential development at a location and alignment acceptable to the City Engineer concurrent with development of this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
 8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

WVR-7659 - WAIVER RELATED ZON-7653 - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. - OWNER: RANCHO DRIVE LLC - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 52 FEET BETWEEN STREET INTERSECTIONS WHERE 125 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED; A WAIVER OF TITLE 18.12.110 TO ALLOW A STREET TO DEAD-END STUB WHERE ONE IS NOT PERMITTED; AND A WAIVER OF TITLE 18.12.130 TO ALLOW A PRIVATE DRIVE, WHICH TERMINATES AT A LENGTH OF OVER 150 FEET TO NOT END WITH A CIRCULAR TURN AROUND OR EMERGENCY CRASH GATE on 28.5 acres adjacent to the southwest corner of Torrey Pines Drive and Washburn Road (A portion of APN 125-35-301-014), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential) Zone], Ward 6 (Ross).

C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions and amending the following condition:

3. *Access to or from Rebecca Road shall be emergency access only.*
 – **UNANIMOUS** with **DUNNAM** abstaining because someone in his building is doing a hydrology study for the subject parcel

To be forwarded to the City Council 9/07/2005

MINUTES:

See Item 38 [ZON-7653] related discussion on Item 38 [ZON-7653], Item 39 [WVR-7659] and

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 39 – WVR-7659

MINUTES – Continued:

Item 40 [SUP-7656] and Item 41 [VAC-6725].

(8:08 – 8:20)

2-1319

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-7653) and Special Use Permit (SUP-7656).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. There shall be absolutely no ingress/egress to or from Rebecca Road.

Public Works

4. Prior to submittal of construction drawings for this site, coordinate with the City Engineer and the Traffic Engineer to determine final geometrics of the roadway termination, and to determine appropriate construction requirements to preserve proper drainage and street sweeping capability in the area proposed to be terminated. Comply with the recommendations of the City Engineer and Traffic Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-7656 - SPECIAL USE PERMIT RELATED TO ZON-7653 AND WVR-7659 - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. - OWNER: RANCHO DRIVE, LLC - Request for a Special Use Permit FOR PRIVATE STREETS IN A PROPOSED SUBDIVISION adjacent to the southwest corner of Torrey Pines Drive and Washburn Road (A portion of APN 125-35-301-014), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential) Zone], Ward 6 (Ross).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions and amending the following condition:

1. *Ingress and egress from Rebecca Road shall be emergency access only.*
– UNANIMOUS with DUNNAM abstaining because someone in his building is doing a hydrology study for the subject parcel

To be heard by the City Council on 9/07/2005

MINUTES:

See Item 38 [ZON-7653] for related discussion on Item 38 [ZON-7653], Item 39 [WVR-7659] and Item 40 [SUP-7656] and Item 41 [VAC-6725].

(8:08 – 8:20)

2-1319

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 40 – SUP-7656

CONDITIONS:

Planning and Development

1. There shall be absolutely no ingress/egress to or from Rebecca Road.
2. Conformance to all Minimum Requirements under Title 19.04.040 for Private Streets (Residential).
3. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-7653), Vacation (VAC-6725), and Waiver (WVR-7659).
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

6. A Homeowner's Association shall be established to maintain all private roadways created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
7. Private streets shall be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
8. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-7653 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAC-6725 - VACATION - PUBLIC HEARING - APPLICANT: D.R.HORTON, INC. - OWNER: RANCHO DRIVE LLC - Petition to Vacate a portion of an existing cul-de-sac at the south end of Rebecca Road, south of Rancho Santa Fe Drive, Ward 6 (Ross).

SET DATE: 08/17/05 C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions– **UNANIMOUS** with **DUNNAM** abstaining because someone in his building is doing a hydrology study for the subject parcel

To be heard by the City Council on 9/07/2005

MINUTES:

See Item 38 [ZON-7653] for related discussion on Item 38 [ZON-7653], Item 39 [WVR-7659] and Item 40 [SUP-7656] and Item 41 [VAC-6725].

(8:08 – 8:20)

2-1319

CONDITIONS:

1. The boundaries of this Petition of Vacation shall be the west 30 feet of Rebecca Road and the cul-de-sac bulb located south of the existing Sportsman's Park Unit 1 boundary.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 41 – VAC-6725

CONDITIONS – Continued:

2. This Petition of Vacation shall record concurrently with the Final Map for this site or with a separate document dedicating the cul-de-sac at a revised location acceptable to the City Engineer.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-6302 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-7355 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BROOKLYN AND JOYCE H WILRIDGE - Request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.11 acres at 1116 East Lake Mead Boulevard (APN 139-21-610-281), Ward 5 (Weekly).

THE APPLICANT REQUESTS THIS ITEM BE HELD BE TABLED

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends TABLE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-8228 - VARIANCE RELATED TO ZON-7355 - PUBLIC HEARING - APPLICANT/OWNER: BROOKLYN AND JOYCE H WILRIDGE - Request for a Variance TO ALLOW THREE PARKING SPACES WHERE FIVE ARE REQUIRED FOR A PROPOSED REAL ESTATE OFFICE on 0.11 acres at 1116 West Lake Mead Boulevard (APN 139-21-610-281), R-2 (Medium-Low Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

THE APPLICANT REQUESTS THIS ITEM BE TABLED

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends TABLE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-8227 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-7355 AND VAR-8228 - PUBLIC HEARING - APPLICANT/OWNER: BROOKLYN AND JOYCE H WILRIDGE - Request for a Site Development Plan Review FOR A PROPOSED REAL ESTATE OFFICE AND WAIVERS OF PERIMETER, PARKING LOT AND FOUNDATION LANDSCAPING REQUIREMENTS; AND WAIVERS OF THE MINIMUM LOT WIDTH TO ALLOW 40 FEET WHERE 60 FEET IS REQUIRED AND THE CORNER SIDE SETBACK TO ALLOW FIVE FEET WHERE 15 FEET IS REQUIRED on 0.11 acres at 1116 West Lake Mead Boulevard (APN 139-21-610-281), R-2 (Medium-Low Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

THE APPLICANT REQUESTS THIS ITEM HELD BE TABLED

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends TABLE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-7655 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION - Request for a Variance TO ALLOW 909 PARKING SPACES WHERE 1,312 SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 41.02 acres adjacent to the southwest corner of Tule Springs Road and Farm Road (APN 125-17-702-003, 004, and 005), T-C (Town Center) Zone, Ward 6 (Ross).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Parking Calculation Report by Rebecca Ralston for Item 45 [VAR-7655], Item 46 [SUP-7660], Item 47 [SUP-7661] and Item 48 [SUP-7662], filed under Item 45 [VAR-7655].

MOTION:

TROWBRIDGE – Motion to HOLD IN ABEYANCE – UNANIMOUS

To be held in abeyance to the 9/08/2005 Planning Commission Meeting

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 45 [VAR-7655], Item 46 [SUP-7660], Item 47 [SUP-7661] and Item 48 [SUP-7662].

FLINN FAGG, Planning & Development Department, explained that relative to the parking Variance, there was a previous Variance that was approved for the project; however, the applicant did not anticipate the number of restaurants currently being proposed, so a new Variance from parking requirements was submitted. Staff is in support of the mixed-use project but the difference between the number of spaces required and the number provided does not justify the request. There were three associated permit requests for supper clubs. All three require a 400-foot separation distance waiver because there is a church located on Tule Springs

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 45 – VAR-7655

MINUTES – Continued:

Road across from the subject site. Denial was requested on the supper club applications primarily due to the necessary parking variances.

REBECCA RALSTON, Carina Corporation, 1050 Indigo Drive, appeared on behalf of the applicant. She explained the proposed 41-acre mixed-use project called The Village of Centennial Springs will incorporate a shared parking agreement to accommodate the variety of uses that will generate different traffic demands at different times of the day and week. Over the course of design and development of the project, the applicant worked with a nationally recognized transit oriented planning and design expert, Calthorp and Associates, to create a shared parking analysis. That analysis looked at the individual uses and traffic demands at peak hours. The results illustrated that the highest demand for the site occurs at 2 p.m. on the weekdays, which equals 575 spaces. The site provides 578 spaces when the on-street parking in and around the commercial area is taken into consideration. This information allows the applicant to feel comfortable that the site can and will support the proposed mix of uses.

MICKEY MOORE, 7616 Ruke Street, stated he was opposed to allowing a parking reduction. His experience from living in a similar use in San Diego was that parking was a constant concern. Many of the customers going to stores in that neighborhood would walk to the center and still there were issues. He anticipated the commercial ventures of the proposed development would not rely on pedestrian traffic and that would require adequate parking. Not providing that parking will cause the nearby residential streets to fill up with parked cars.

COMMISSIONER STEINMAN stated that protest letters reflected a concern that patrons of the proposed site would be forced to park outside the development. He questioned how easy or difficult that would be. MS. RALSTON said that scenario was not anticipated. All of the parking for the center would be contained on the 41-acre site and the site can accommodate it. The Commissioner found it odd that two or three large buildings were placed in the center of the parking lot. He considered those buildings the primary reason the parking was off for the site. MS. RALSTON explained that removing the buildings and ignoring the different uses and peak times, the site loses its mixed-use characteristic and reverts back to a conventional strip mall with a sea of asphalt.

COMMISSIONER STEINMAN confirmed that seven flats are provided over commercial in one area of the development and those individuals would be provided with private garages. He also confirmed the restaurants would be open later than most uses in the center. She submitted a parking analysis for the center and reiterated that during the weekdays, 2 p.m. was the peak hour.

MS. RALSTON stated there would be 28,000 square feet of restaurant use in nine facilities. She

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 45 – VAR-7655

MINUTES – Continued:

explained that all food related uses must be considered a restaurant, even a Ben & Jerry's. Such a use must be computed the same way as a coffee shop or supper club even though they would not generate as much traffic, parking and linger time. The seating ratio is calculated at one third.

COMMISSIONER STEINMAN liked the project but felt the parking could negatively impact the development. MS. RALSTON reminded him that all streets are designed to accommodate on-street parking yet that is not included in the overall calculation. He considered that a good point.

COMMISSIONER GOYNES noted concerns in the back up which related to the proximity of the supper clubs to the nearby church and childcare facility. MS. RALSTON pointed out the location of the supper clubs, which will all be located on Main Street, and their relation to the church and child care facility. The staff's calculation of 100 feet is property to property; in actuality, the measurement from the Main Street area to the property line of the church is 476 feet. The applicant has worked with COUNCILMAN ROSS'S office to ensure a minimum of 400 feet from the restaurant use to the child care use.

COMMISSIONER TROWBRIDGE indicated he did not have any renderings which included the proposed residential for the site. MS. RALSTON explained the current applications related to the commercial aspect only. She noted the importance of restaurants to mixed-use developments, as they set the dynamic and energy of the street scenes. The restaurants are a priority. The Commissioner questioned staff about not giving the applicant credit for stacked parking. MR. FAGG indicated that for commercial developments, up to 30 percent of tandem parking is allowed. In mixed-use projects, such as this, tandem spaces nor on-street parking is counted towards the parking requirement.

COMMISSIONER EVANS questioned the information provided and which standards were used for the report. MARGO WHEELER, Planning & Development, stated the Urban Land Institute (ULI) Mixed Use Development Handbook, Washington, D.C., which was used for the analysis, did not use Washington, D.C. standards but was based on ULI standards. The Commissioner was pleased to hear that because few people in D.C. actually own vehicles, and it would not be a fair comparison to the City. COMMISSIONER EVANS feared creating a future parking issue at this site. MS. RALSTON thought a shared parking analysis with more detail than the one submitted would provide him with a comfort level regarding his concern. He suggested she provide such a report to staff.

COMMISSIONER EVANS also questioned the requirement of one space per 50 square feet of seating. MS. RALSTON explained the formula was in Title 19. MR. FAGG added that MS. RALSTON was correct and the back of house parking requirement was one space per 200 square

feet.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 45 – VAR-7655

MINUTES – Continued:

COMMISSIONER EVANS thanked MS. RALSTON for the backup materials and acknowledged the situation calls for a tricky calculation because the restaurants will have varying parking requirements.

COMMISSIONER DAVENPORT noted that this is the third time the project has been before the Commission looking to change some originally approved aspect of a development all of the Commissioners really supported. He asked for the specific numbers relating to the parking deficiency of the residential and commercial separately. MS. RALSTON replied that due to the nature and complexity of the development, the project will continue to return for adjustment. She pointed out that the current site plan is exactly as it was when originally approved. MR. FAGG said that the commercial requirement is 839 parking spaces and 522 are provided. On the residential, 473 spaces are required and 387 have been provided. These numbers do not count the tandem parking spaces. COMMISSIONER DAVENPORT stated a deficiency of one or two hundred spaces might have been acceptable to him but a shortage of 300 spaces is not.

COMMISSIONER TROWBRIDGE did not feel staff had sufficient time to review the submitted parking study. He suggested an abeyance to allow staff to investigate the impact of mixed-use developments on parking requirements.

VICE CHAIRMAN TRUESDELL said the project had an incredibly great start and is heading in the right direction. He agreed that the restaurants are critical to the success of the centers. Having said that, he shared his concern regarding the submitted data, which he acknowledged as having very good data. Staff has similar data which was considered when the Codes were drafted. He noted that some of the submitted data was based on a transit oriented development, which would receive significant parking waivers because the assumption is that a significant number of customers living and working there will commute by mass transit. That is not the case in the subject area. The bus routes do not go past Craig Road. The majority of the people getting to the center will be driving in cars. Family members could meet there bringing multiple vehicles. Staff and the Code take this into consideration. He felt it was premature to request waivers when the lot was still dirt.

VICE CHAIRMAN TRUESDELL described the project as well situated and well designed; however, the parking situation made it difficult for him to support the applications. The center across the street from the subject site was able to meet their parking requirements. It would be a shame if they met their requirements only to suffer from overflow parking caused by granting parking waivers on the subject site. If that center were to be used for overflow parking, there would also be a safety concern with people walking across the street in large numbers. He would

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 45 – VAR-7655

MINUTES – Continued:

support COMMISSIONER TROWBRIDGE'S suggestion to hold the items in abeyance or would be willing to vote but could not support the parking as presented.

COMMISSIONER STEINMAN was concerned that the Code parking requirement is taken out of context and does not take into consideration mixed-use developments and the combination of residential and commercial. He noted that no credit is given to the people who will live in the development and walk to the facilities. Those individuals will take some burden of the parking spaces. In this case, using the numbers from the Code might not be a fair way to set the requirement.

COMMISSIONER TROWBRIDGE reiterated his suggestion of abeying the item and felt 30 days would be adequate. MS. WHEELER stated her staff is capable of analyzing data other than that provided in Code. They would review the provided parking study and consider that data as justification for the Variance. She confirmed that 30 days would be adequate time to provide a detailed analysis of the presented data.

VICE CHAIRMAN TRUESDELL confirmed with MS. WHEELER that the three companion applications would have to be held as well because they are contingent upon approval of the Variance.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 45 [VAR-7655], Item 46 [SUP-7660], Item 47 [SUP-7661] and Item 48 [SUP-7662].

(8:38 – 9:22)
2-1765

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-7660 - SPECIAL USE PERMIT RELATED TO VAR-7655 - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION - Request for a Special Use Permit FOR A SUPPER CLUB AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH adjacent to the southwest corner of Tule Springs Road and Farm Road (APN 125-17-702-003, 004, and 005), T-C (Town Center) Zone, Ward 6 (Ross).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Parking Calculation Report by Rebecca Ralston for Item 45 [VAR-7655], Item 46 [SUP-7660], Item 47 [SUP-7661] and Item 48 [SUP-7662], filed under Item 45 [VAR-7655].

MOTION:

TROWBRIDGE – Motion to HOLD IN ABEYANCE – UNANIMOUS

To be held in abeyance to the 9/08/2005 Planning Commission Meeting

MINUTES:

See Item 45 [VAR-7655] for related discussion on Item 45 [VAR-7655], Item 46 [SUP-7660], Item 47 [SUP-7661] and Item 48 [SUP-7662].

(8:38 – 9:22)

2-1765

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-7661 - SPECIAL USE PERMIT RELATED TO VAR-7655 AND SUP-7660 - PUBLIC HEARING - APPLICANT/ OWNER: CARINA CORPORATION - Request for a Special Use Permit FOR A SUPPER CLUB AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH adjacent to the southwest corner of Tule Springs Road and Farm Road (APN 125-17-702-003, 004, and 005), T-C (Town Center) Zone, Ward 6 (Ross).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Parking Calculation Report by Rebecca Ralston for Item 45 [VAR-7655], Item 46 [SUP-7660], Item 47 [SUP-7661] and Item 48 [SUP-7662], filed under Item 45 [VAR-7655].

MOTION:

TROWBRIDGE – Motion to HOLD IN ABEYANCE – UNANIMOUS

To be held in abeyance to the 9/08/2005 Planning Commission Meeting

MINUTES:

See Item 45 [VAR-7655] for related discussion on Item 45 [VAR-7655], Item 46 [SUP-7660], Item 47 [SUP-7661] and Item 48 [SUP-7662].

(8:38 – 9:22)

2-1765

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-7662 - SPECIAL USE PERMIT RELATED TO VAR-7655, SUP-7660, AND SUP-7661 - PUBLIC HEARING - APPLICANT/ OWNER: CARINA CORPORATION -
Request for a Special Use Permit FOR A SUPPER CLUB AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH adjacent to the southwest corner of Tule Springs Road and Farm Road (APN 125-17-702-003, 004, and 005), T-C (Town Center) Zone, Ward 6 (Ross).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Parking Calculation Report by Rebecca Ralston for Item 45 [VAR-7655], Item 46 [SUP-7660], Item 47 [SUP-7661] and Item 48 [SUP-7662], filed under Item 45 [VAR-7655].

MOTION:

TROWBRIDGE – Motion to HOLD IN ABEYANCE – UNANIMOUS

To be held in abeyance to the 9/08/2005 Planning Commission Meeting

MINUTES:

See Item 45 [VAR-7655] for related discussion on Item 45 [VAR-7655], Item 46 [SUP-7660], Item 47 [SUP-7661] and Item 48 [SUP-7662].

(8:38 – 9:22)

2-1765

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-7642 - VARIANCE - PUBLIC HEARING – APPLICANT/OWNER: LISA L. BLYTHE - Request for a Variance TO ALLOW A FIVE FOOT SIDE YARD SETBACK WHERE TEN FEET IS THE MINIMUM REQUIRED for a proposed residential addition on 0.88 acres at 5887 West Washburn Road (APN 125-36-301-011), R-E (Residence estates) Zones, Ward 6 (Ross).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions and deleting Condition 2 – UNANIMOUS

This is Final Action

.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

FLINN FAGG, Planning & Development Department, explained that the proposed addition would extend five feet into a required 10-foot side yard setback. The application does not meet the criteria for approval and staff recommended denial.

LISA BLYTHE and STEWART WILHOITE, applicants, 5887 West Washburn Road, appeared and explained the home was purchased in January of 2004 with the intention of creating an equestrian estate/luxury home. At that time, the home was a run-down ranch house in an ill state of repair. The landscaping consisted of weeds and the home was bug infested. The home was

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 49 – VAR-7642

MINUTES – Continued:

built in 1966 as a one bedroom, one bathroom residence with a two-car garage. The garage was eventually converted to bedrooms and an attached shed was converted to a kitchen. Currently, the home is 1,805 square feet and essentially a one bedroom/one bath with no closets. The final goal for the property will be achieved in two phases and will be a three bedroom, two and a half bath, three-car garage home measuring 3,800 square feet.

MR. WILHOITE showed before and after photos to demonstrate the quality of work done both inside and out. The backyard was resort like, and he noted the water consumption for the lot was reduced by implementing xeriscape.

COMMISSIONER EVANS questioned whether the applicant received support from adjacent neighbors. MR. WILHOITE stated the neighbors are excited and support it.

COMMISSIONER STEINMAN asked about the side yard where the building goes out to the property line. MR. WILHOITE explained the property was two and a half acres that was at one time, divided into three lots. When the owner did that division, the Health District denied the subdivision because of the septic situation. In fact, the septic system for the subject property is located on the next door neighbor's lot. COMMISSIONER STEINMAN confirmed with the applicant that the existing pool and slanted property line on the side are causing the hardship.

MR. WILHOITE questioned whether Condition 2, which pertained to the overhang not encroaching into the setback, could be amended. Even with a reduction in the width of the addition from 20 feet to under 18 feet, the roof will still overhang because of the slanted property line. Every bit of space will be needed to make a reasonable bedroom. The building will be at five feet but they would like the roof to hang over into that five foot area. MARGO WHEELER, Planning & Development, indicated that would require a variance and the item was noticed for such. MR. FAGG pointed out that typically, a roof would be allowed to overhang into a setback up to two feet. In this case, a condition was placed specifically on this application requiring the roof not encroach into the five-foot setback. He suggested that the deletion of Condition 2 would satisfy the applicant's request. MS. WHEELER concurred and COMMISSIONER EVANS incorporated that suggestion into his motion.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:22 – 9:32)

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 49 – VAR-7642

CONDITIONS:

Planning and Development

1. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
2. The roof overhang may not encroach into the 5' setback as indicated on the site plan.

Public Works

3. Coordinate with the Collection Systems Planning Section of the Department of Public Works to connect this site to public sewer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
4. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Washburn Road adjacent to this site prior to the issuance of any permits for this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-5990 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SONMAR OF CENTENNIAL LLC - OWNER: CENTENNIAL GATEWAY, LLC - Request for a Special Use Permit FOR A HOTEL, MOTEL, INN, RESORT adjacent to the northeast corner of Centennial Center Boulevard and Ann Road (A portion of APN 125-27-401-011), T-C (Town Center) Zone [SC-TC (Service Commercial – Town Center) Special Land Use Designation], Ward 6 (Ross).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 9/07/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 50 [SUP-5990] and Item 51 [SDR-5989].

FLINN FAGG, Planning & Development Department, explained the Special Use Permit is required for the hotel to be located within the Town Center area and staff found the proposal in conformance with Town Center Standards. Regarding the Site Development Plan Review, staff found it generally in conformance with the Town Center Development Standards; however, there was an issue relative to the landscaping. Staff has conditioned approval so that the requirements could be met. There is also a request for a waiver from the roofed trash enclosure requirement.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 50 – SUP-5990

MINUTES – Continued:

PAUL LARSEN, Attorney, 300 South 4th Street, appeared with GEORGE DUKAKIS, 2665 2655 South Rainbow Boulevard, the builder for the project. ATTORNEY LARSEN indicated that the landscape issue referenced by MR. FAGG seemed the result of some confusion between the Site Plan and the Landscape Plan that was filed as a companion. The Site Plan only showed 22 trees on the perimeter where 35 are required. He noted the applicant would accept a condition as such but believed the Landscape Plan did provide the requisite number of trees.

Regarding the trash enclosure, ATTORNEY LARSEN stated he was not sure if the waiver was necessary. The trash enclosures for the entire center feature decorative walls, concrete pilasters and gated metal doors in front of the receptacle. The roof on each enclosure is similar to that of a gazebo. The openness of the design allows for the trash odors to escape while providing a visual buffer. MR. FAGG explained the structure would require a waiver because it did not have a solid roof as required by Code. If the Commission wished to approve such a roof as described, it would have to be addressed in the conditions of approval. MR. DUKAKIS pointed out that this type of roof is being used throughout Centennial Gateway. He did not understand why they could not conform to the rest of the center. MR. FAGG replied that the other structures in the center must have had a waiver approved.

MR. DUKAKIS introduced BRUCE MARTIN, Territory Incorporated, 7448 West Sahara Avenue, who was representing the owner of the property. MR. MARTIN stated that when Centennial Gateway went through the original site development plan review, the trellis roof structure was proposed. This style is currently being permitted with the Building Permits for the onsite buildings and onsite improvements. He was not sure if this was the result of the Commercial Development Standards the City adopted. He speculated that the waiver was necessary because the hotel in question was not part of the original application. MR. MARTIN indicated the master developer of the site would not allow trash enclosures to be constructed without consistent covers of the trellis style.

JOHN HOLMAN appeared on behalf of the Desert Creek Community. He stated his neighborhood is located across Centennial Parkway to the west of the subject site and his concerns related to trash. The area is quite windy and trash is constantly blowing out of the enclosures and into MR. HOLMAN'S neighborhood. The structures look great and odor is not a problem, but the trash needs to be contained with some netting or grating. MR. HOLMAN also questioned the parking for the hotel because per his calculations, there is one space less than the number of rooms provided. That would not take into account any employee parking. He also noted there is no service entrance for the site. Each truck making a tight turn into this location will back up traffic all along Ann Road to the freeway.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 50 – SUP-5990

MINUTES – Continued:

PAUL GRAITGE, 7621 Desert Breeze Avenue, also spoke in opposition of the project. He confirmed the comments of MR. HOLMAN regarding trash. There is no need for a hotel in the area and building one in this location provides no benefit to the surrounding area. It will increase traffic, decrease the safety of area children and could possibly lower the property values nearby. He also noted the nearby Santa Fe Hotel is always advertising vacancies, there is a Hampton Inn and a La Quinta Inn less than three miles away. Since parking was inadequate on the site, residents feared the staff would be forced to park in the neighborhood.

ATTORNEY LARSEN stated he knew the area well because he used to live in it. When he purchased that home, he was made aware that the subject property would be commercial. The current residents should know that as well. The current zoning is TC (Town Center), which permits commercial development including this type of a hotel. In fact, the entire center has already been approved. The parking is completely in compliance with the Code. There is a complete disparity of employee parking versus guest parking. Regarding the trash enclosures, ATTORNEY LARSEN explained the receptacles in the enclosures do have lids on them and employees will be informed to keep the lids closed. The entire Valley is windy and lids address that concern. The roofs are not intended to trap the trash; they are intended to provide a visual barrier.

MR. MARTIN indicated that the master developer had a concern over Condition 1 as it relates to a berm requirement. The Center was provided the flexibility to choose the installation of a wall, a hedge or a berm; for consistency, the developer would like those options provided to this applicant as well so the landscaping on this project can match the rest of the 33 acres. VICE CHAIRMAN TRUESDELL thought the berm would be a better suggestion.

COMMISSIONER STEINMAN stated that having been involved in the financing of hotels for years, he recognized this as a fine site for a hotel. This would serve business people and people who did not wish to stay in the environment of the Santa Fe Hotel. It would be excellent for the guests of people who live in the area. The proximity to the freeway is an advantage as well.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 50 [SUP-5990] and Item 51 [SDR-5989].

(9:32 – 9:55)

3-571

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements of the Town Center Development Standards Manual for Hotel, Motel, Inns, Resorts use.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 50 – SUP-5990

CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Rezoning Site Development Plan Reviews SDR-5989 and SDR-5989.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-5989 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5990 - PUBLIC HEARING - APPLICANT: SONMAR OF CENTENNIAL LLC - OWNER: CENTENNIAL GATEWAY, LLC - Request for a Site Development Plan Review FOR A PROPOSED FOUR STORY, 108 UNIT HOTEL AND A WAIVER OF THE ROOFED TRASH ENCLOSURE STANDARD on 2.00 acres adjacent to the northeast corner of Centennial Center Boulevard and Ann Road (A portion of APN 125-27-401-011), T-C (Town Center) Zone[SC-TC (Service Commercial – Town Center) Special Land Use Designation], Ward 6 (Ross).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions and amending the following condition:

1. Prior to issue of building permits a landscaping plan shall be submitted to the Planning and Development Department that shows parking lot landscaping, a berm *or* enhanced landscaping shall be provided along the frontage of Centennial Center Boulevard where parking spaces directly abut the street, and 35 24-inch box trees along the streets.

– UNANIMOUS

To be heard by the City Council on 9/07/2005

MINUTES:

See Item 50 [SUP-5990] for related discussion on Item 50 [SUP-5990] and Item 51 [SDR-5989].

(9:32 – 9:55)

3-571

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 51 – SDR-5989

CONDITIONS:

Planning and Development

1. Prior to issue of building permits a landscaping plan shall be submitted to the Planning and Development Department that shows parking lot landscaping, a berm and enhanced landscaping shall be provided along the frontage of Centennial Center Boulevard where parking spaces directly abut the street, and 35 24-inch box trees along the streets.
2. Prior to issue of building permits a site plan shall be submitted to the Planning and Development Department that shows a loading zone.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-2208 and SUP-5990.
4. Development shall conform to all standards of the Town Center Development Standards Manual except as modified herein.
5. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
7. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
8. All development shall be in conformance with the site plan and building elevations, date stamped 06/21/05, except as amended by conditions herein.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
10. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 51 – SDR-5989

CONDITIONS – Continued:

property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Unless already constructed by the Master Developer, construct all incomplete half street improvements on Centennial Center Boulevard adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
16. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
17. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
18. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. In accordance with the intent of a commercial subdivision, this pad site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 51 – SDR-5989

CONDITIONS – Continued:

approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

21. Site development to comply with all applicable conditions of approval for the Centennial Gateway (A Commercial Subdivision) Tentative Map TMP-2202, Site Development Plan Review SDR-2208 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-7359 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAMZI SULIMAN - OWNER: 3140 VALLEY VIEW, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (BEER/WINE/COOLER, OFF-SALE) at 3140 South Valley View Boulevard, Suites #3, #4 and #5 (APN 162-08-410-010), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions and adding the following condition:

- *No single bottle sales shall be allowed. All alcohol sales shall be in their original packages.*
- UNANIMOUS

To be forwarded to the City Council on 9/07/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

FLINN FAGG, Planning & Development Department, explained that the proposal does meet separation distance requirements so staff recommended approval.

DAVE EDDER, 777 East Quartz Avenue, appeared with RAMZI SULIMAN, applicant, and concurred with all conditions.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 52 – SUP-7359

MINUTES – Continued:

VICE CHAIRMAN TRUESDELL asked if the applicant would agree to a condition which prohibited the sales of single units. He thought that because of the nature of the area, it would be best to add that type of condition. MR. SULIMAN agreed.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:55 – 9:58)

3-1373

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Liquor Establishment (On-Sale/Off-Sale/On-Off-Sale).
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. Prior to approval of a liquor license, the current business licenses for the existing businesses located in Suites #3 and #4 must be surrendered.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-7538 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: J K TENAYA PROPERTIES, LLC - Request for a Special Use Permit TO ALLOW A PROPOSED 80 FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 3900 North Tenaya Way (APN 138-10-516-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – Motion to HOLD IN ABEYANCE – UNANIMOUS

To be held in abeyance to the 8/25/2005 Planning Commission Meeting

NOTE: COMMISSIONER STEINMAN disclosed that on previous applications by Cingular, he had abstained because of negotiations he had with Cingular relative to his position as a Board member of Sun City Summerlin. That business has been concluded, he no longer felt there was a conflict and he would be voting on the item.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

FLINN FAGG, Planning & Development Department, explained the subject application had several issues staff was sensitive to. Despite the stealth design of the feature, the facility will be highly visible from several properties. Also, the site is located within 100 feet of another wireless facility. Based on those two points, staff recommended denial.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 53 – SUP-7538

MINUTES – Continued:

The applicant was not present when the item was opened so VICE CHAIRMAN TRUESDELL suggested trailing the item in the hopes the applicant was just running late. After several other items were heard, the item was brought back and the applicant was still absent.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:58 – 10:00/10:27 – 10:28)

3-1484/3-2760

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-7547 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARIA VALDERRAMA - OWNER: ALECO ENTERPRISES, INC. - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHILD CARE FACILITY at 701 North Nellis Boulevard (APN 140-29-802-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions– UNANIMOUS

To be forwarded to the City Council 9/07/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

FLINN FAGG, Planning & Development Department, explained that the request did require a waiver of the 400-foot separation distance requirement because there is a child care facility to the west of the site. He noted there would be no direct access between the two facilities. Staff recommended approval.

MARIA VALDERRAMA, 701 North Nellis Boulevard, appeared with her daughter, LAURA PELAYO, who translated for her.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 54 – SUP-7547

MINUTES – Continued:

After MR. FAGG explained MS. VALDERRAMA’S conditions to her in Spanish, the applicant concurred with all conditions.

COMMISSIONER EVANS noted that the staff report indicated a restaurant which previously occupied the subject site, had a liquor license and he would support the applicant in replacing that restaurant and obtaining a liquor and seafood license.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:00 – 10:06)

3-1553

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. Approval of a Waiver from the required 400’ distance separation requirement from an existing child care facility.
4. The trash enclosure must be fully enclosed and roofed, be of similar material to the existing structure, and be located not less than 50’ from a residential property line per Title 19.08.045 (G).
5. The proposed use must not cause the commercial center to be out of compliance with Title 19.10 parking standards.
6. A revised site plan that indicates where the ADA compliant spaces will be located must be provided prior to the issuance of a business license.
7. Approval of this Special Use Permit does not constitute approval of a liquor license.
8. The sale of individual containers of any size of beer, wine coolers or screw cap wine is

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 54 – SUP-7547

CONDITIONS – Continued:

prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.

9. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
10. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-7599 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE LAKES CAPTAIN'S COVE, INC. - OWNER: BEHFA, LLC - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR located at 2902 Lake East Drive, Suite F (APN 163-08-611-035), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions– UNANIMOUS

To be forwarded to the City Council on 9/07/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

FLINN FAGG, Planning & Development Department, explained the proposal conformed with all distance separation requirements and staff recommended approval.

WADE and CHERYL MYERS, applicants, 8704 Captain's Place, appeared and concurred with all staff conditions.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 55 – SUP-7599

MINUTES – Continued:

(10:05 – 10:06)

1-1732

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar is required.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. The trash enclosure shall be constructed of a similar material to the existing structure, may not be within 50' of a residential property line, and must be fully enclosed and roofed pursuant to Title 19.08.045(G).
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-7640 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALBERTO GUTIERREZ - OWNER: WILLIAM P. MIGUEL, 1993 MIGUEL FAMILY TRUST, AND 1997 ANER IGLESIAS TRUST - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR AND A WAIVER OF THE 400 FOOT SEPARATION REQUIREMENT FROM A CHILD CARE FACILITY at 745 North Nellis Boulevard, Suite #1 (APN 140-29-802-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 9/07/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

FLINN FAGG, Planning & Development Department, explained the application requires a waiver from the distance separation requirement as there is a child care facility nearby. There is no direct access between the two facilities and staff recommended approval.

ALBERTO GUTIERREZ, applicant, 745 North Nellis Boulevard, appeared and concurred with all conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 56 – SUP-7640

MINUTES – Continued:

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:06 – 10:08)

3-1806

CONDITIONS:

Planning and Development

1. A Waiver of the 400-foot distance separation requirement from a child care facility is hereby approved.
2. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar use.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
6. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-7668 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOHN W. JOHNSON - OWNER: SEARS, ROEBUCK & CO. - Request for a Special Use Permit FOR A PROPOSED AUTOMOBILE RENTAL FACILITY at 4000 Meadows Lane (APN 139-31-510-015), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because his offices are located within the notification area

To be forwarded to the City Council on 9/07/2005

MINUTES:

COMMISSIONER GOYNES declared the Public Hearing open.

FLINN FAGG, Planning & Development Department, explained the proposed car rental facility would occupy approximately 10 spaces in the existing parking lot east of the Sears building in the Meadows Mall. The parking analysis submitted for the Sears site shows that the rental business would not impact compliance with parking for the mall.

KRISTEL PHEARS appeared on behalf of the applicant and concurred with all conditions.

COMMISSIONER GOYNES declared the Public Hearing closed.

(10:08 – 10:11)

3-1897

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 57 – SUP-7668

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Automobile Rental.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

RQR-6777 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING -
APPLICANT: ORION OUTDOOR MEDIA - OWNER: W.H. BAILEY FAMILY TRUST
- Required Two Year Review of an approved Special Use Permit (SUP-2467), WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 208 East Sahara Avenue (APN 162-03-413-023), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because he owns an interest in a property directly across Paradise Road from this site

To be heard by the City Council on 9/07/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

FLINN FAGG, Planning & Development Department, explained that the billboard did not meet the minimum separation requirements from R-1 properties or from other billboards. A Variance, [VAR-2468], was previously approved which allowed the sign to remain in its current location. Currently, such a Variance is no longer allowed and consequently, staff recommended denial.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 58 – RQR-6777

MINUTES – Continued:

SCOTT NAFTZGER, Lamar Outdoor Advertising, 1863 Helm Drive, stated his company has recently acquired Orion Outdoor so the Commission would see him on those items as well as the Lamar billboard items. Because the company was acquired only three weeks prior, MR. NAFTZGER did not have a full background on the subject sign. He did note that the sign has been in this location for over two years, it is well kept and nothing in the area has changed since installation.

COMMISSIONER DAVENPORT questioned MR. FAGG about variances no longer being allowed for this situation. MR. FAGG indicated there is a section in the Code that no longer allows waivers of the separation distance between billboards or from protected properties. Staff recommended denial because of that language in the Code. MARGO WHEELER, Planning & Development Department, informed the Commission that because the previous Variance was approved, a Building Permit was issued. The subject sign was grandfathered in.

COMMISSIONER DUNNAM confirmed with MR. NAFTZGER that Orion constructed the sign two years ago and Lamar has acquired the sign by purchasing Orion.

COMMISSIONER EVANS referenced the backup report, specifically, a notation stating that no inspection for removal or erection of the sign was completed. He questioned the notation. MR. NAFTZGER explained there was a sign there previously for quite some time. A new owner replaced the previous sign with the current sign. MR. NAFTZGER had a final inspection report from a third party inspector. MR. FAGG stated that staff had no record of that inspection being done. MR. NAFTZGER agreed to contact Western Technologies and arrange for City staff to receive that report.

COMMISSIONER STEINMAN said this was one of the better kept signs in the community.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:11 – 10:16)

3-1991

CONDITIONS:

Planning and Development

1. This Special Use Permit shall be reviewed in one (1) year, at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 58 – RQR-6777

CONDITIONS – Continued:

- costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.
2. Applicant shall obtain a Final Approval for building permits for the Off-Premise Advertising (Billboard) Sign.
 3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
 4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
 5. Only one advertising sign is permitted per sign face.
 6. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City of Las Vegas, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
 7. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-7541 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PALOMINO HOLDINGS PARKING, LLC - OWNER: DESERT RADIOLOGY - Request for a Site Development Plan Review FOR AN EXISTING PARKING LOT AND WAIVERS OF THE PARKING LOT AND PERIMETER LANDSCAPING REQUIREMENTS on 0.70 acres adjacent to the southwest corner of Tonopah Drive and Palomino Lane (APNs 139-32-803-001, 002, 003, and 004), PD (Planned Development) Zone [P-O (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 9/07/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

FLINN FAGG, Planning & Development Department, explained that the applicant would be replacing the existing parking lot with a new lot that will contain a total of 77 parking spaces. The proposed street scape will comply with the Medical District Standards. Staff was concerned with regard to landscaping. Code requires one island every six spaces and the applicant has requested that requirement be waived. Also an eight-foot perimeter buffer is required and only a five-foot buffer is proposed.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 59 – SDR-7541

MINUTES – Continued:

STEFFANIE NELSON, 6402 McLeod Drive, appeared on behalf of the applicant and explained the buffer was reduced from eight to five feet so the extra three feet could be utilized into the travel areas to improve the traffic circulation. She showed the parking lot of University Medical Center and pointed out they have been given approval of a similar situation. She concurred with all conditions.

COMMISSIONER GOYNES said he did not have a problem with the request because parking is so essential and crucial in this area.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:16 – 10:20)

3-2240

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
2. All development shall be in conformance with the site plan and building elevations, date stamped 6/27/05 except as amended by conditions herein.
3. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
4. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 25% of the total landscaped area as turf.
5. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 59 – SDR-7541

CONDITIONS – Continued:

Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Reconstruct the driveway adjacent to this site to meet current standards and construct the bus turnout in accordance with Standard Drawings #234.1 or #234.3 and 234.2, unless allowed otherwise by the City Traffic Engineer. Meet with the Traffic Engineering Representative in Land Development for assistance in the redesign of the driveway access prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The driveways accessing Charleston Boulevard shall receive approval from the Nevada Department of Transportation.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 59 – SDR-7541

CONDITIONS – Continued:

15. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
16. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-7617 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GREATER NEVADA PLANNING - OWNER: WEINGARTEN NOSTAT, INC. - Request for a Major Amendment to an approved Site Development Plan Review TO INCREASE THE SQUARE FOOTAGE OF A PROPOSED RESTAURANT FROM 2,600 SQUARE FEET TO 3,020 SQUARE FEET on 1.48 acres adjacent to the southeast corner of Charleston Boulevard and Decatur Boulevard (APN 162-06-112-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions and amending the following condition:

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures, *as required by Code.*

– UNANIMOUS

This is Final Action

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

FLINN FAGG, Planning & Development Department, explained that there was a previously approved Site Plan for this parcel in September of 2004, which allowed a 2,600 square foot

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 60 – SDR-7617

MINUTES – Continued:

restaurant at this location. The applicant is requesting to increase that size to 3,020 square feet. As part of a commercial subdivision, the project will be able to comply with parking requirements and there are no issues with landscaping.

JEFF LOOKER, Looker and Kapella Architects, appeared on behalf of the applicant. He asked to clarify three conditions to avoid ambiguity during plan check. He asked if the words “if required by Building Code” could be added to Condition 12. MARGO WHEELER, Planning & Development, indicated that would be acceptable. He also questioned Condition 14 and asked if the specific driveway could be referenced because there are several driveways on the property. MS. WHEELER said the condition would be pursuant to the applicant’s site plan, which would reflect the proper driveway. A change was not necessary.

MR. LOOKER also questioned Condition 15 regarding the technical drainage study. He stated the revision to the drainage study had already been approved and he wanted the language “may be required” added. As written, the applicant felt the requirement was to resubmit the study. DAVID GUERRA, Public Works Department, explained that the Flood Control division had requested an update to the approved drainage study. If that update was provided, then Flood Control will acknowledge the fact and consider the condition satisfied. Staff requested the condition stay in the event it had not yet been satisfied.

COMMISSIONER STEINMAN asked the applicant to describe the restaurant, which will be called Raising Cane. The restaurant is a Louisiana concept and features Southern food such as chicken fingers. This will be the first unit in Las Vegas.

COMMISSIONER DUNNAM questioned MR. GUERRA on the Public Works requirement for some right-of-way dedication for a bus turn-out. MR. GUERRA explained that there is a bus turn-out on Charleston Boulevard, and it is located on the down-stream side of the driveway. Generally, bus stops are constructed on the up-stream side of the driveway. This is a safety concern. The Condition in question will require that bus stop to be constructed in the correct location. The City received the proper right-of-way, but the bus stop was built in the wrong spot. COMMISSIONER DUNNAM confirmed with MR. LOOKER that the applicant is aware of this responsibility.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:20 – 10:27)

3-2405

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 60 – SDR-7617

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
2. All development shall be in conformance with the site plan and building elevations, date stamped 6/27/05 except as amended by conditions herein.
3. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
4. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 25% of the total landscaped area as turf.
5. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 60 – SDR-7617

CONDITIONS – Continued:

11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Reconstruct the driveway adjacent to this site to meet current standards and construct the bus turnout in accordance with Standard Drawings #234.1 or #234.3 and 234.2, unless allowed otherwise by the City Traffic Engineer. Meet with the Traffic Engineering Representative in Land Development for assistance in the redesign of the driveway access prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The driveways accessing Charleston Boulevard shall receive approval from the Nevada Department of Transportation.
15. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
16. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-7626 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GREATER LAS VEGAS ASSOC. OF REALTORS - OWNER: LAS VEGAS BOARD OF REALTORS - Request for a Site Development Plan Review FOR A PROPOSED ADDITION OF 11,646 SQUARE FEET TO AN EXISTING OFFICE BUILDING AND WAIVERS OF THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS on 3.16 acres at 1750 East Sahara Avenue (APN 162-02-812-001), P-R (Professional Office and Parking) and C-1 (Limited Commercial) Zones, Ward 3 (Reese).

C.C. 09/07/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions and amending the following condition:

4. A Waiver from parking lot landscaping and perimeter landscaping requirement is hereby approved, *based on the submitted landscape plan and to include additional trees in the front perimeter buffer in accordance with Code requirements.*

– UNANIMOUS

To be heard by the City Council on 9/07/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

FLINN FAGG, Planning & Development Department, explained that the proposed addition would conform to the setback, lot coverage and residential adjacency requirements. There are

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 61 – SDR-7626

MINUTES – Continued:

waivers required for the depth of the perimeter buffer and landscaping islands in the parking lot.

KIP COOPER, 78 Zimmerman Street, appeared on behalf of the applicant with the project architect, SCOTT BROWN, JMA Architecture Studios, 10150 Covington Cross Drive, and concurred with all conditions. The building expansion is necessary due to the growth in the Valley, which has increased the growth of the membership. The additional space will be utilized as classrooms, office space and space for public hearings pertaining to arbitration and mediation.

MR. COOPER wanted clarification on Condition 4 which pertained to a Waiver from parking lot and perimeter landscaping. The applicant had been told by staff that the portion of the condition stating a three foot measurement of the east and west property line would be amended to zero. MR. FAGG suggested rewording the condition to allow the landscape buffers as shown on the proposed landscape plan of the Site Plan.

MR. COOPER assured VICE CHAIRMAN TRUESDELL there are plans for additional trees and landscaping. The site is well kept and is buffered by other commercial development. Photos of the property were shown that were taken from the Sahara Avenue side of the site. The expansion would not affect the view from that street, as the addition is to the back of the building.

COMMISSIONER EVANS asked for clarification on the requested amendment to Condition 4. MR. FAGG explained that in order to have proper maneuvering room on either side of the subject property, the required landscape cannot be installed. The Commissioner said he would be inclined to support a waiver but felt the site is deficient in landscaping. He hoped the condition could be re-written to meet the needs of the applicant while increasing the landscaping.

MR BROWN replied that the existing parking lot is configured in a way that prevents landscape buffers along the east and west property lines because that space is utilized for drive aisles. The site has been configured as such since 1987. MR. BROWN indicated there are currently 37 trees on the property but they would consider adding more trees to the front.

MR. FAGG stated that in reviewing the landscaping plan provided, the applicant appears to be deficient in landscaping in regards to the number of trees planted along Sahara Avenue. He suggested increasing the number of trees in that perimeter buffer to improve the look of the property. COMMISSIONER EVANS found that suggestion acceptable as did the applicant.

MR. FAGG read amended language for COMMISSIONER EVANS to read into the record.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 61 – SDR-7626

MINUTES – Continued:

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:28 – 10:39)

3-2798

CONDITIONS:

Planning and Development

1. The existing trash enclosure shall be relocated to be a minimum of 50 feet from the residential property to the north.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 07/21/05, except as amended by conditions herein.
4. A Waiver from parking lot landscaping and perimeter landscaping requirement is hereby approved, to allow the requirement of one tree every six spaces and a landscape buffer of three (3) and four (4) feet where eight (8) feet is required.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 61 – SDR-7626

CONDITIONS – Continued:

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 61 – SDR-7626

CONDITIONS – Continued:

determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-8262 - VARIANCE - PUBLIC HEARING - APPLICANT: CARPENTER SELLERS ARCHITECT - OWNER: AOL REAL ESTATE, INC. - Request for a Variance TO ALLOW 79 PARKING SPACES WHERE 94 ARE REQUIRED FOR A PROPOSED MEDICAL OFFICE BUILDING on 1.67 acres adjacent to the southwest corner of Peak Drive and Fire Peak Drive (APN 138-15-310-027), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Letter of Justification from Attorney Richard Moreno for Item 62 [VAR-8262] and Item 63 [SDR-7628], filed under Item 62 [VAR-8262]

MOTION:

STEINMAN – APPROVED subject to conditions – Motion carried with DUNNAM voting NO and EVANS not voting

To be heard by the City Council on 9/07/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 62 [VAR-8262] and Item 63 [SDR-7628].

FLINN FAGG, Planning & Development Department, explained that the parking Variance request did not meet the requirements of Title 19 and staff recommended denial. Regarding the Site Plan, the project has been reviewed and approved by the Tech Center Architectural Review Committee. A waiver is requested from the parking lot landscaping, the requirement against reflective glazing and building placement requirements. Staff approves of the waivers but was

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 62 – VAR-8262

MINUTES – Continued:

concerned with the shortage on the parking requirements. He noted that if approved, Condition 8 of Item 63 [SDR-7628] should be deleted as it was not necessary. MR. FAGG also pointed out that the Public Works Department had a condition change on that application as well. DAVID GUERRA, Public Works Department, read the condition for the record.

RICHARD MORENO, Attorney, 300 South 4th Street, appeared on behalf of Comprehensive Cancer Centers of Nevada, which is part of the US Oncology group who handles one out of every five cancer patients in the United States. In other jurisdictions, these treatment centers are known as clinics; however, under Title 19, this facility would be considered a medical office building. If the facility were considered a clinic, the parking requirement would be 69 spaces. The requirement for a medical office building of this size is 94 parking spaces. The reason the facility cannot be considered a clinic is because they do not offer services on an emergency basis. The site currently provides 79 spaces.

ATTORNEY MORENO stated the building was designed to accommodate no more than 100 patients per day. The applicant feels it will take two or three years to reach that capacity. Each visit can last from 45 minutes to four hours. At any one time, the facility will have 26 employees, which will leave 53 spaces for clients. The clients arrive for scheduled appointments only so the parking provided will be adequate. He concurred with all conditions including the new condition read by MR. GUERRA.

COMMISSIONER STEINMAN thought the applicant was not receiving the proper credit for having eight handicap spaces when only four were required. Counting those four extra handicap spaces towards the requirement, the project was really only short 11 spaces. The Commissioner found ATTORNEY MORENO'S argument compelling and stated he would support the project.

COMMISSIONER DAVENPORT confirmed with MR. FAGG that a clinic designation would require less parking than a typical medical office facility. The site does not, however, fall under the definition of a clinic.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 62 [VAR-8262] and Item 63 [SDR-7628].

(10:39 – 10:48)

3-3419

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 62 – VAR-8262

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-7628).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-7628 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-8262 - PUBLIC HEARING - APPLICANT: CARPENTER SELLERS ARCHITECT - OWNER: AOL REAL ESTATE, INC. - Request for a Site Development Plan Review for a PROPOSED MEDICAL OFFICE BUILDING AND A WAIVER OF THE PARKING LOT LANDSCAPING REQUIREMENTS on 1.67 acres adjacent to the southwest corner of Peak Drive and Fire Peak Drive (APN 138-15-310-027), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

C.C.: 09/07/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Letter of Justification from Attorney Richard Moreno for Item 62 [VAR-8262] and Item 63 [SDR-7628], filed under Item 62 [VAR-8262]

MOTION:

STEINMAN – APPROVED subject to conditions, deleting Condition 8 and adding the following condition:

- *An update to the approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.*
- Motion carried with DUNNAM voting NO and EVANS not voting

To be heard by the City Council on 9/07/2005

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 63 – SDR-7628

MINUTES:

See Item 62 [VAR-8262] for related discussion on Item 62 [VAR-8262] and Item 63 [SDR-7628].

(10:39 – 10:48)

3-3419

CONDITIONS:

Planning and Development

1. A Variance (VAR-8262) to allow 79 parking spaces where 94 are required approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 07/21/05, except as amended by conditions herein.
4. A Waiver from parking lot landscaping standards and for the use of reflective glazing and building placement is hereby approved, to allow the absence of one tree every six spaces, reflective glazing and to allow the building to be oriented away from the corner where it should be oriented toward the street.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 63 – SDR-7628

CONDITIONS – Continued:

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-7645 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PARKWAY CENTER LLC - OWNER: CITY PARKWAY IV A INC. -
 Request for a Major Amendment to an Approved Site Development Plan Review TO ALLOW A PROPOSED 17-STORY BUILDING INCLUDING 300,000 SQUARE FEET OF OFFICE SPACE AND 25,000 SQUARE FEET OF RETAIL SPACE AND WAIVERS OF THE PARKWAY CENTER STREETScape REQUIREMENTS, BUILD-TO LINE, AND EXTERIOR MATERIALS REQUIREMENTS on 2.55 acres adjacent to the northeast corner of City Parkway and Grand Central Parkway (APN 139-27-410-008), PD (Planned Development) Zone, Ward 5 (Weekly).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

(6:06 – 6:09)

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 64 – SDR-7645

MINUTES:

There was no discussion.

(6:06 – 6:09)

1-97

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-7646 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEWCOM CONSTRUCTION - OWNER: BUYERS ONLY REAL ESTATE AGENCY, LLC - Request for a Site Development Plan Review FOR A PROPOSED 7,400 SQUARE FOOT WEDDING CHAPEL AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN 70% GROUND LEVEL GLAZING AND BUILD-TO REQUIREMENTS on 0.16 acres at 529 South 3rd Street (APN 139-34-311-094), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with TRUESDELL voting NO

This is Final Action

NOTE: Vice Chairman Truesdell disclosed that this project is located in the downtown area. None of his land interests are located within the notification area and he would vote on the item.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

FLINN FAGG, Planning & Development Department, explained that the subject site had a previous approval for a 3,000 square foot wedding chapel in 2004. This application proposes replacing that approval to provide a wedding chapel of 7,400 square feet. The structure would be two stories and would require a waiver from the glazing requirement and build to and parking lot

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 65 – SDR-7646

MINUTES – Continued:

landscaping requirements. Staff felt the applicant had done a good job in designing the building and it was generally in compliance with the Centennial Plan requirements.

JOE RAY, Newcom Construction, 3433 Rain Star Road, appeared on behalf of the applicant and concurred with all conditions.

VICE CHAIRMAN TRUESDELL asked how many people normally attend a ceremony at this facility. MR. RAY indicated there are two different sized chapels. The smaller chapel would have approximately six to eight individuals and the larger would have approximately 14 to 16 for each ceremony. The wedding parties are usually very small. The Vice Chairman was particularly interested in the parking arrangements. MR. RAY explained that 70 percent of the patrons arrive and leave via limousine or taxi. Also, there is metered parking in the adjacent areas. He noted that the chapel is within walking distance from where the marriage licenses are obtained.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:48 – 10:52)

4-208

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
2. All development shall be in conformance with the site plan and building elevations, date stamped 06/28/05, except as amended by conditions herein.
3. A Waiver from the Downtown Centennial Plan build-to requirement is hereby approved, to allow the structure as designed on the submitted plans.
4. A Waiver from the Downtown Centennial Plan 70% glazing requirement is hereby approved in accordance with the elevations submitted with this application.
5. A Waiver from the Downtown Centennial Plan parking lot landscaping and screening requirements is hereby approved, to allow a reduction in the required eight-foot buffer width.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 65 – SDR-7646

CONDITIONS – Continued:

6. Surface parking lots shall have a minimum of one shade tree for every six parking spaces. A minimum of ten square feet of landscaped surface area shall be provided for each parking space, incorporated into landscape islands, a required perimeter landscape treatment, or both.
7. A public sidewalk with a minimum width of 11 feet and a five-foot deep amenity zone directly adjacent to the curb is required along all street frontages in accordance with Graphic 7 and Graphic 8 of Subsection DS4.2 of the Downtown Centennial Plan. The sidewalk shall include a decorative paving treatment at the intersections. All streetscape treatments shall conform to match the Fourth Street improvements installed by the City of Las Vegas.
8. Palm trees shall be installed in the public right-of-way on north/south streets at a maximum spacing of 35 feet on center (30 feet on center preferred) in accordance with Subsection DS4.2.a of the Downtown Centennial Plan. The palm trees shall have a minimum height of 25 feet upon installation, as measured to the top of the brown trunk.
9. Shade trees shall be installed in the public right-of-way on east/west streets at a maximum spacing of 30 feet on center (15-20 feet on center preferred) in accordance with Subsection DS4.2a of the Downtown Centennial Plan. Minimum tree size shall be a 24-inch box; a 36-inch box size is preferred. The placement and type of trees selected shall be coordinated with the Engineering Design Section for conformance to the plans for the Bonneville/Clark One-Way Couplet project.
10. Turf shall be limited to a maximum of 12.5% of the total landscape area.
11. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
13. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 65 – SDR-7646

CONDITIONS – Continued:

to the start of the landscape installation and after the landscape installation is completed.

14. All new developments shall provide and install standard Fourth Street style fixtures in place of existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
15. The surfacing of the alley shall conform to the Alleyway Treatment, as described in Subsection DS2.1.g, and as depicted in Graphic 4 of the Downtown Centennial Plan.
16. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.
17. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.
18. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
19. The base of the exterior stair structure shall be enclosed, utilizing materials that are compatible with the principal building.
20. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
21. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
22. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed.
23. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 65 – SDR-7646

CONDITIONS – Continued:

Public Works

24. Coordinate with the City Surveyor prior to the submittal of any construction drawings for this site to determine if mapping is necessary; comply with the recommendations of the City Surveyor.
25. Dedicate a 10 foot radius on the northeast corner of Bonneville Avenue and 3rd Street prior to the issuance of any permits. Contact the Right-of-Way section of the Department of Public Works for assistance in preparing the documentation.
26. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. Coordinate with the Land Development Section of the Department of Public Works to identify any existing improvements that are substandard and require replacement.
27. Coordinate improvements adjacent to this site along Bonneville Avenue with the Engineering Design Section of the Department of Public Works to mitigate conflicts between this site and the Bonneville/Clark One Way Couplet project.
28. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
29. Landscape and maintain all unimproved rights-of-way on Bonneville Avenue and 3rd Street adjacent to this site.
30. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Bonneville Avenue and 3rd Street public right-of-way adjacent to this site prior to occupancy of this site.
31. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-7650 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: WARMINGTON HOMES - OWNER: WARMINGTON CLIFFS EDGE ASSOCIATES, LIMITED PARTNERSHIP - Request for a Site Development Plan Review FOR A PROPOSED 347 UNIT CONDOMINIUM DEVELOPMENT AND WAIVERS OF THE PARKING LOT AND FOUNDATION LANDSCAPING REQUIREMENTS on 20.9 acres adjacent to the southwest corner of Hualapai Way and Farm Road (APN 126-13-710-001), PD (Planned Development) Zone, Ward 6 (Ross).

APPLICANT REQUESTS ABEYANCE TO THE 08/25/05 PLANNING COMMISSION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

**ABEYANCE - TMP-6609 - TENTATIVE MAP - MANCHESTER PARK POD# 207-
 APPLICANT/OWNER: KB HOME NEVADA INC - Request for a Tentative Map FOR A
 252 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40.4 acres adjacent to the
 southwest corner of Farm Road and Shaumber Road (APN 126-13-301-005, 006 and 126-13-
 310-001), PD (Planned Development) Zone, Ward 6 (Ross).**

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions and adding the following condition:

- *The applicant shall submit a revised Site Plan that indicates the on street guest spaces to be striped and ensure that they meet the dimensional requirements of the ITE Traffic Engineering Handbook.*

– UNANIMOUS

This is Final Action

MINUTES:

FLINN FAGG, Planning & Development Department, explained this Tentative Map was dependent upon a Major Modification for the Cliff's Edge Development, which was recently approved by the City Council. An additional condition will be necessary which relates to the designation of the guest parking spaces in the development.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 67 – TMP-6609

MINUTES – Continued:

TABITHA KEETCH, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with all conditions including the amended condition read by MR. FAGG.

No one appeared in opposition.

(10:52 – 10:54)

4-331

CONDITIONS:

Planning and Development

1. Approval of Waiver WVR-6643 by the City Council.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. All development shall conform to the Conditions of Approval for Rezoning ZON-2184, the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 67 – TMP-6609

CONDITIONS – Continued:

7. Dedicate 35 feet of right-of-way adjacent to this site for Shaumber Road where no right-of-way currently exists and provide a 25-foot wide common element adjacent to the right-of-way dedication to accommodate the Providence master planned street corridor to be privately maintained by the Homeowner's Association for this site or the association created by the Master Developer.
8. Grant pedestrian access easements for all sidewalks located outside of the public street right-of-way by adding the following note to the Final Map for this site: A minimum 5 foot wide pedestrian walkway easement is hereby granted overlying all sidewalks located in common areas abutting public streets, where such sidewalks are not located within existing public street right-of-way, together with the right of ingress thereto and egress there from these easements.
9. If not already constructed by the Master Developer, construct the full width street improvements on Puli Road and half street improvements on Shaumber Road and Farm Road, including appropriate overpaving, adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
10. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Puli Road, Shaumber Road, and Farm Road adjacent to this site concurrent with development of this site.
11. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements in the Puli Road, Shaumber Road, and Farm Road public rights-of-way adjacent to this site.
12. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and #225.
13. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 67 – TMP-6609

CONDITIONS – Continued:

14. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
15. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
16. Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowners' Association.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. Show and dimension the common lots and adjacent right-of-way on the Final Map(s) for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).
19. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 67 – TMP-6609

CONDITIONS – Continued:

determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

21. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004, WVR-6643 and all other applicable site-related actions.
22. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-7670 - SITE DEVELOPMENT PLAN REVIEW - NON-PUBLIC HEARING -
APPLICANT: PLANET NISSAN, OWNER: NORTHWEST AUTOWORLD, LTD. -
 Request for a Site Development Plan Review FOR A PROPOSED 1,600 SQUARE FOOT
 SALES TENT on 11.5 acres at 5850 Centennial Center Blvd. (APN 125-27-301-007), T-C
 (Town Center) Zone, Ward 6 (Ross).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-7086], Item 13 [VAR-7088], Item 14 [SUP-7648], Item 15 [SDR-7085], Item 16 [VAR-6953], Item 18 [SDR-6950], Item 21 [GPA-6273], Item 22 [ZON-6510], Item 23 [VAR-6506], Item 24 [VAR-7665], Item 25 [SUP-6504], Item 26 [SUP-8067], Item 27 [SDR-6507], Item 28 [VAC-7679] and Item 66 [SDR-7650] to the 8/25/2005 Planning Commission Meeting; Item 64 [SDR-7645] and Item 68 [SDR-7670] to the 9/08/2005 Planning Commission Meeting; Item 20 [SDR-6703] to the 10/06/2005 Planning Commission Meeting; WITHDRAW WITHOUT PREJUDICE Item 17 [VAR-6955] and Item 36 [VAR-7539] and TABLE Item 42 [ZON-7355], Item 43 [VAR-8228] and Item 44 [SDR-8227] – UNANIMOUS

MINUTES:

There was no discussion.

(6:06 – 6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

DIR-8092 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER:
CITY OF LAS VEGAS - Discussion and appointment of Planning Commissioners to the various Planning and Development Department Design Review Committees.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE – UNANIMOUS

To be held in abeyance to the 8/25/2005 Planning Commission Meeting

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

VICE CHAIRMAN TRUESDELL asked that the item be held for two weeks. A list of committees was included in the backup and he encouraged any member who would like to be part of a particular committee to make that request known prior to the next meeting.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:54 – 10:55)

4-406

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 11, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

DIR-8380 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER:
CITY OF LAS VEGAS - Election of the Planning Commission Officers.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED the appointment of RIC TRUESDELL as Chairman effective 8/11/2005 – UNANIMOUS

STEINMAN – APPROVED the appointment of BYRON GOYNES as Vice Chairman effective 8/11/2005 – Motion Carried with DAVENPORT, EVANS and DUNNAM voting NO

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

VICE CHAIRMAN TRUESDELL explained that new officers must be elected due to the departure of former CHAIRMAN NIGRO. A new Chairman and Vice Chairman would be considered and voted upon. COMMISSIONER STEINMAN clarified with the Vice Chairman that officers nominated would serve through the end of the year only.

COMMISSIONER GOYNES nominated VICE CHAIRMAN TRUESDELL as Chairman, and the vote was unanimous.

COMMISSIONER STEINMAN nominated COMMISSIONER GOYNES as Vice Chairman.
COMMISSIONER DAVENPORT nominated COMMISSIONER EVANS as Vice Chairman.
COMMISSIONER GOYNES won the vote.

PLANNING COMMISSION MEETING OF AUGUST 11, 2005
Planning and Development Department
Item 70 – DIR-8380

MINUTES – Continued:

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

(10:55 – 10:58)

4-447

City of Las Vegas

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

VICE CHAIRMAN TRUESDELL reiterated welcoming comments to COMMISSIONER DUNNAM.

(10:58 – 10:59)

4-527

MEETING ADJOURNED AT 10:59 P.M.

Respectfully submitted:

LEAN COLEMAN, DEPUTY CITY CLERK

STACEY CAMPBELL, DEPUTY CITY CLERK